

VILLAGE OF ROUND LAKE  
PLANNING BOARD

Peter Sheridan, Chair  
Alexandria Cestaro, Recording Secretary - Absent  
Marybeth Murphy, Member  
Fred Sievers, Member  
Lance Spallholz, Member  
Tim Lesar, Member

Andrew Esperti - Observer

**MINUTES - Meeting 7/8/20**

Peter Sheridan called the meeting to order.

The 17 acre property on the Lake sold. There were some minor discussions about potentially raising the foundation of the house and water sources.

The Village's new Chicken Law was provided to the members for review. Questions include:

- What does a permit cost? - Haven't decided yet, but it will likely be \$10-15
- Can a permit be revoked? - Yes, and the money for the permit would not be returned.
- If a permit is revoked, do the structures have to be removed?
- Do the structures impinge upon coverage for zoning purposes? - Yes, even though some are moveable. A quarter of an acre is required to apply for the permit. It is unlikely that coverage will be considered an issue for these properties.
- Do special use zoning permits for live stock include chickens? The special use permit does not have live stock limitations. The Chicken Law limits to six chickens. - The Chicken Law was written focused on properties that were less than 2 acres. At 2 acres and over, the Right to Farm Law becomes applicable.

The Morris Road Subdivision has come before the Planning Board previously (January 2019). At that time, the discussion was tabled because Mr. Esperti brought up a previous lawsuit regarding the use of a portion of his property as an easement for access to the proposed development through New York Ave. The original agreement between Mr. Esperti and Vamaco had a deadline of the end of 2018. A judge ruled that the agreement was to be upheld, and now Mr. Esperti is working on getting a new deadline set. Vamaco will only purchase the property from Mr. Esperti once the Planning Board approves their proposal. Mr. Esperti is waiting to provide the approval letter for his agreement with Vamaco until he sees what the proposal for the development is.

Potential discussions for when a plan is brought to the board are:

- The land that is to be allocated to the Village should be all together, not pieced out.
- There needs to be consideration for two-way traffic out of the development. Exits should be considered out to Morris Road and New York Ave.

P. Sheridan motioned to amend the subdivision at Griffin's Ridge 3.4 acres from nine lots to five lots as per drawings. F. Sievers seconded the motion. No additional discussion. Unanimous approval.

Belmonte is still working with the home owner whose lot the curtain drain work will be done on, to come to an agreement. The home owner is requesting engineered drawings.

Meeting Adjourned.