

Village OF ROUND LAKE
PLANNING BOARD

Peter Sheridan (PS), Chair
Alexandria Cestaro, Recording Secretary
Tim Lesar (TL), Member
Fred Sievers (FS), Member
Lance Spallholz (LS), Member
Ben Rotondi (BR), Member

MINUTES - Meeting 6/9/21

Peter Sheridan (PS) called the meeting to order at 1900.

Topic: Short Term Rentals

PS - A new local law for short term rentals was passed for the Village.

Comments/Discussion:

- 11 Ames Avenue was bought by an investor for the purpose of being an Air BnB. It was originally advertised for 12 people, but based on the sleep arrangements is has been reduced to 8 people, advertised with 10 beds.
- On 6/7/21, the ZBA denied the owner's application for a special use permit to use the property as a short term rental based on the owner not living in the residence for at least 6 months. The owner now intends to go to the Village Board for a waiver. The Village Board has already agreed to honor the current reservations that were made prior to the law taking affect.
- PS met with the owner's attorney and walked the property. There were several things that had been done without a permit.
 - Subsequently a permit and payment was received on 6/9/21.
 - The Code Enforcement Officer could request an Engineer to review the work that was done and provide sign-offs.
 - PS only performed a basic life and fire safety inspection for fire and carbon monoxide alarms.
- Some of the work done included a patio and bocci ball court. They were constructed within the 100 foot setback boundary for Route 9. However, decks and patios are not normally considered structures that can violate setback requirements.
- A bridge was built over the culvert, which is technically state property.
- The PB recommends increasing the liability insurance from \$500,000 to \$1,000,000 because people will be carrying kayaks across Route 9 when they are potentially inebriated.
- The owner provided the neighbors with a letter explaining the rules the guests are provided.
 - Neighbors should be encouraged to provide feedback and express concerns.

- Enforcement has already had to address guests for their driving speed in the Village.
- The number of guests could potentially be regulated by examining the rental agreements
- There are no state laws for Air BnBs. Therefore the Village Board can and should review the instructions provided to rental guests so that they may be able to clarify or add requirements, such as noise ordinances.

Topic: Architectural Standards

PS - We would like to adopt PDD Architectural Standards for the RV2 Zone.

Comments/Discussion:

- We could potentially use the same standards as the historic district.
- We wouldn't want to call out specific materials.
- Artistic ideas should not be discouraged.
- We wouldn't want it to be too difficult or costly to do or maintain.

Topic: Griffin's Ridge

PS - There have been no updates regarding the curtain drain issues. No work appears to have been done despite the permits being approved. The home owner wants the drain fixed, but is unwilling to let Belmonte Builders have access to the yard to do it. A request has been made to have the Village send a letter to the builder to ask for updates.

Topic: Victorian Landing

PS - Amedore has sold the remaining units, and they have asked to have an HOA meeting. Accommodations were made to rent out either the Firehouse or the Auditorium so there would be enough seating for the residents, but they only wanted to meet with the Village Board. A date has not been set yet. There is still a long list of items Amedore needs to address prior to turning over the HOA to the home owners.

Topic: 21 Janes Ave

PS - The storage shed / TEU (Twenty-Foot Equivalent Unit) container has not been removed yet.

Comments/Discussion:

- It was supposed to be temporary storage while the home was being rebuilt, but those renovations are now complete.
- The owner has not yet put in an application for the ZBA for a lot coverage and side set back variances either.
- The main concern for lot coverage is the property drainage. All runoff was supposed to be directed to the back of the property. The owner intended to put in curtain drains, status of which is unknown.

Topic: Parking

People should not be parking at the corner of Lake Ave and Wily Ave. There is a considerable amount of pedestrian traffic at that junction. Parking vehicles or trailers on both sides of that corner significantly decreases visibility in the area.

The Village recently looked at all the paper streets (which are shown in the Master Plan) to determine what is parkland and where parking should be allowed. The list is as follows:

Street/Avenue	Park/Village Land?	Used for Parking?
1st St - East	Village	No
1st St - West	Park	No
3rd St - North	Park	Yes
3rd St - South	Village	Yes
4th St - North	Park	No
4th St - South	Village	Yes
7th St	Park	Yes
8th St - North	Park	Yes
9th St - North	Park	Yes
9th St - Middle	Village	Yes
9th St - South	Park	Yes
10th St	Park	No
Clark Ave - East	Park	No
Clark Ave - West	Park	Yes
Covel Ave	Park	No
Fletcher Ave - East	Park	Yes
Foster Ave - West	Park	No
Griffin Ave Ext	Park	No
Haven Ave - North	Park	No
Hedding Ave - North	Park	Yes
Hedding Ave - South	Park	No
New York Ave Ext (S of RL Rd)	Park	No
Olin	Park	No
Peck Ave - South	Park	No
Simpson Ave - South	Park	No
Stevens Ave	Park	No
Wiley Ave - East	Park	No

Additional Administration:

Previous meeting minute status:

1. 11/13/19 Griffin's Ridge Lot Change - Amend the minutes to add that there was a motion to table the request to change the subdivision section from 9 lots to 5 lots until the issue with the curtain drain was discussed.

LS motioned to approve the amended minutes.

TL seconded.

Approval was unanimous.

2. 12/11/19 Griffin's Ridge Lot Change

FS motioned to approve the draft minutes.

TL seconded.

Approval was unanimous.

3. 7/8/20 Chicken Law, Morris Road Subdivision Proposal, Griffin's Ridge Lot Change

LS motioned to approve the draft minutes.

FS seconded.

Approval was unanimous.

4. 10/14/20 Griffin's Ridge Access Road, Victorian Landing Punch List

FS motioned to approve the drafted minutes.

LS seconded.

Approval was unanimous.

5. 1/13/21 Setback Distances, Morris Road Subdivision - Amend the minutes to change Lakeside to Lake Ridge and reword the associated bullet.

FS motioned to approve the amended minutes.

LS seconded.

Approval was unanimous.

6. There were no meetings February through May of 2021.

PS - Meeting Adjourned at 2036.