

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

Tom Peterson - Attorney  
Sandra Finkle  
James Finkle

**MINUTES - Meeting 7/13/22**

Peter Sheridan called the meeting to order at 1858.

**Topic: Preliminary Meeting of Minor Subdivision at 12 New York Avenue**

Sandra and James Finkle have proposed to subdivide the property into two lots. They intend to comply with all setback requirements. The board outlined the required documents for the public hearing which will occur on August 10th.

**Topic: New York Avenue Large Subdivision**

The subcontractor has not contacted the board since April. The last discussions were regarding improving the road safety requirements for New York Ave. The Village may be responsible for widening the roads, while the subcontractor would be responsible for water improvements and sidewalk installation.

The Village is currently working on changing the documentation language for cluster developments so they are read as requirements instead of guidelines.

**Topic: Victorian Landing**

There are several open items for the project, including that there has still been no resolve regarding the landscape erosion. Additionally, Amedore is charging the current HOA for the removal of trees that should have been removed earlier in the project schedule, when they were still responsible.

**Topic: Griffin's Ridge**

Belmonte has still not resolved the curtain drain problem. It is possible that the foundation drains on the affected homes might be lower than the stormwater system, causing water to still enter the basements. The board intends to suggest the Village use a bond for the curtain drain repair, which should include replacement of the crushed pipe and its relocation into the easement where it should be.

The Village already has a bond with Belmonte to repair and repave the roads after all of the lots are built. An expert should evaluate the roads to detail what repairs need to be done.

**Additional Administration:**

The August 10th meeting is supposed to include a presentation for a building proposal at The Mill.

The board also anticipates the presentation of a PDD for a large corporate contractor headquarters in the near future.

Reminder that there is online training available to meet the yearly requirements to maintain board membership.

Previous meeting minute status:

1. 6/9/2021 - Short Term rentals, Architectural Standards, Griffin's Ridge, Victorian Landing, 21 Janes Ave, Parking
  - LS motioned to approve, FS seconded, and there was unanimous approval.
2. No meeting in July or August.
3. 9/8/2021 - 33 Washington Ave. Renovations
  - FS was not in attendance. His status was updated to absent.
  - PS motioned to approve, LS seconded, and there was unanimous approval by attending members.
4. No meeting in October.
5. 11/10/2021 - Griffin's Ridge Pathways, Victorian Landing Open Items
  - PS motioned to approve, FS seconded, and there was unanimous approval.
6. No meeting December - February.
7. 3/9/2022 - Village Hill Proposed Cluster Residential Subdivision
  - Added clarification that this was a presentation and not a submission, therefore there is no "clock" on the proposal.
  - PS motioned to approve, BR seconded, and there was unanimous approval.
8. 4/13/2022 Draft - Revised Village Hill Proposed Cluster Residential Subdivision
9. No meeting in May or June.

PS - Meeting Adjourned at 2015.