

Village OF ROUND LAKE
PLANNING BOARD

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

Gary Putnam (GP) - Mayor
Tom Peterson - Attorney

MINUTES - Meeting 11/10/21

Peter Sheridan (PS) called the meeting to order.

Topic: Griffin's Ridge Pathways to the Village

Comments/Discussion:

- Someone has planted vegetation in the middle of one of the access paths from the Griffin's Ridge development to the Zim Smith Trail, blocking access to the development from the Village. Including at least two pedestrian ways into the development was a major point of discussion during the approval process.
- These paths have already been delegated as parkland, and they should not be closed unless it is determined to be hazardous.
- There is an issue with maintenance of the pathways. The crushed stone is not providing an effective barrier for vegetation. The paths are not clearly delineated.
- One of the property owners along the paths is worried about the liability of someone cutting across the yard and potentially falling and getting hurt.
- Permeable pavers would allow grass and other vegetation to grow while still clearly delineating a path.

Motioned to provide a recommendation to the Village Board to close the southwestern pathway, the "Y" path to the Zim Smith trail should be paved with a permeable paver, and the access path to Peck Ave extension should also be paved with a permeable paver.

Unanimous approval.

Topic: Victorian Landing Open Items

Comments/Discussion:

- The subcontractor is getting ready to close out in about a year. All units are sold and there are three units left to be built.
- There is an issue where there is a steep drop off in the back of the development that poses a safety risk.
- The PDD states that there should not be greater than a 3-to-1 slope along the whole side. However, what exists is a 40-45% slope.
- PS requested a fence be installed in the backyards of six units that back up to the retention pond to mitigate the hazard. This could be accomplished by simply extending the existing chain link fence through the area of concern.
- There was also supposed to be a fire access road between two of the units. It has not been done because the area has not been cleared. Additionally, all of the units have installed either decks or patios which would block fire truck access to the backside of the units.

- There is a lot of erosion in various areas despite attempting to plant grass. This has been identified as an issue that needs to be fixed before the builder signs over the development to the HOA. The retaining wall has not been built yet either.
- The retention pond and storm drains will need to be cleaned out before the Village takes it over. Amedore Homes will need to provide training to the Round Lake Village maintenance crew to do it in the future.
- Individuals from the Victorian Landing HOA would like a written explanation of any agreements the Village may have come to regarding changes to the development plans.

Additional Administration:

Other miscellaneous comments:

- There is interest in the six unit property next to the Round Lake boat launch.
- There is interest in the three acre lot (Round Lake Village jurisdiction) that borders another available the ten acre lot (Clifton Park jurisdiction). Both properties are for sale, however access to the three acre lot must go through the ten acre lot based on layout.
- There has been discussion to limit opportunities for special unit permits in RV1 zoned properties. No official proposals have been made yet.
- There are concerns from the Victorian Landing residents regarding documentation of what the HOA fees they are paying Amedore Homes are going towards. The builder has not been forthcoming with information. The matter has been brought to the attention of the NYS Attorney General.

Previous meeting minute status:

1. 6/9/2021 Draft - Short Term rentals, Architectural Standards, Griffin's Ridge, Victorian Landing, 21 Janes Ave, Parking
2. No meeting in July or August.
3. 9/8/2021 Draft - 33 Washington Ave. Renovations
4. No meeting in October.

PS - Meeting Adjourned.