

**TOWN OF SAND LAKE  
PLANNING BOARD MEETING  
OCTOBER 16, 2019 -7:30 PM  
SAND LAKE TOWN HALL**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**Minor Subdivision Application - Public Hearing for a Preliminary Plat**

Gerald Beer (Applicant)

James Ford (Property Owner)

23 Stage Coach Road

Sand Lake, NY 12153

RR – Rural Residential

A Minor Subdivision Application to subdivide one lot from 15.77-acre parcel.

**Tax Map #149.-1-7.11**

Lot Size: 15.77 acres

New Lot – 5.01 acres

Remaining Land – 10.76 acres

**Site Plan Review Application**

Edward Patanian

Averill Avenue

Averill Park, NY 12018

PDD – Planned Development Zoning District

A Site Plan Review Application for construction of three apartment buildings and a community pool amenity.

**Tax Map #147.2-4-21.1**

Lot Size: 19.05 acres

**Scenic Preservation Application**

Kari and Daniel Norton (Applicant)

Elizabeth Reid and Dewey Hill (Property Owners)

35 Zack Lane

Averill Park, NY 12018

R - Residential Zoning District

A Scenic Preservation Application for site work and removal of six (6) trees within 100' of Burden Lake.

**Tax Map #169.2-1-47.113**

Lot Size: 11.71 acres

**Boundary Line Adjustment Application (1 of 2 BLAs for applicant Senter)**

Joan C. Senter (Applicant/Donor Parcel)

3754 NY 43

West Sand Lake, NY 12196

Current Lot Size 28.70 acres/Donating 1.97 acres/Proposed Lot Size 27.83 acres

R- Residential Zoning District

**Tax Map #146.4-2-11.111**

David C. Senter (Receiving Parcel)  
43 Locke Road  
West Sand Lake, NY 12196  
Current Lot Size 0.87 acres/Receiving 0.87 acres/Proposed Lot Size 1.74 acres  
R – Residential Zoning District

**Tax Map #146.4-2-11.2**

A Boundary Line Adjustment Application to donate 0.87 acres to an existing residential lot.

**Boundary Line Adjustment Application (2 of 2 BLAs for applicant Senter)**

Joan C. Senter (Applicant/Donor parcel)  
3754 NY 43  
West Sand Lake, NY 12196  
Current Lot Size 27.83 acres/Donating 1.97 acres/Proposed Lot Size 25.86 acres  
R – Residential Zoning District

**Tax Map #146.4-2-11.111**

Megan and Jacob Wietzel (Receiving Parcel)  
53 Locke Road  
West Sand Lake, NY 12196  
Current Lot Size 0.85 acres/Receiving 1.97 acres/Proposed Lot Size 2.82 acres  
R – Residential Zoning District

**Tax Map #146.4-2-11.12**

A Boundary Line Adjustment Application to donate 1.92 acres to an existing residential lot.

**Boundary Line Adjustment Application**

Thomas and Mary Frances Wachunas (Applicant/Receiving Parcel)  
7 Dahl Way  
Averill Park, NY 12018  
Current Lot Size 10.82 acres/Receiving 0.46 acres/Proposed Lot Size 11.28 acres  
R – Residential Zoning District

**Tax Map #147.1-2-9**

Eric and Mary Dahl (Donor Parcel)  
9 Dahl Way  
Averill Park, NY 12018  
Current Lot Size 11 acres/Donating 0.46 acres/Proposed Lot Size 10.54 acres  
R – Residential Zoning District

**Tax Map #147.1-2-10.121**

A Boundary Line Adjustment Application to donate 0.46 acres to an existing residential lot.

**Major Conservation Subdivision Preliminary Plat Application - Public Hearing**

E. W. Birch Builders & Construction, Inc.  
3975 NY 150  
West Sand Lake, NY 12196  
AR – Agriculture/Residential Zoning District

**Tax Map #158.-1-26.11**  
Total Acreage: 75.73 acres  
Project Area: 52.78 acres  
Remaining Parent Lot – 22.95 acres

A Major Conservation Subdivision Application to create 7 residential lots from a 75.73-acre parcel of land in Phase 2 of the Karl Farm Subdivision.

**Scenic Preservation Application**

Barbara and Willian Schulman  
44 Lawson Road, Sand Lake, NY  
Zoning: Rural Residential – RR

**Tax Map #149.11-2.2**

Lot Size: 13,068 SF

A Scenic Preservation application to build a 224 SF addition on a seasonal camp on Big Bowman Pond.

**Scenic Preservation Application**

Joshua Wainman  
49 Connolly Way  
Averill Park, NY 12018  
R – Residential Zoning District

**Tax Map #159.4-4-3**

Lot Size: 0.34 acres

A Scenic Preservation application to construct a residential dwelling within 100 feet of Crooked Lake.

**Boundary Line Adjustment Application**

Paul Vincent (Applicant/Receiving Parcel)  
297 Chamberlin Hill Road  
West Sand Lake, NY 12196  
Current Lot Size 1.861 acres/Receiving 0.141 acres/Proposed Lot Size 2.002 acres  
AR – Agricultural Residential Zoning District

**Tax Map #168.-4-45**

Maureen Lovelace (Donor Parcel)  
293 Chamberlin Road  
West Sand Lake, NY 12196  
Current Lot Size 2.88 acres/Donating .141 acres/Proposed Lot Size 2.739 acres  
AR – Agricultural/Residential Zoning District

**Tax Map# 168.-4-2.2**

A Boundary Line Adjustment Application to donate 0.141 acres to an existing residential lot.

**DRAFT RESOLUTION APPROVALS**

**MINUTES** – August 21, 2019

**ADJOURNMENT**