

**TOWN OF SAND LAKE  
PLANNING BOARD MEETING  
October 21, 2020 -- 7:30 PM  
SAND LAKE TOWN HALL VIRTUAL MEETING**

**COVID-19 Note:** Due to public health safety concerns related to COVID-19, the Town of Sand Lake Planning Board will not be meeting in person. In accordance with the Governor's Executive Order 202.1, the Town of Sand Lake Planning Board's October 21, 2020 meeting will be held via videoconference, and a transcript will be provided at a later date. *The public will have an opportunity to see and hear the meeting live on the Town website at [https://townhallstreams.com/towns/sand\\_lake\\_ny](https://townhallstreams.com/towns/sand_lake_ny).*

**ATTENDANCE**

**Special Use Permit/Site Plan Review Application - POSTPONED**

Ken Bailey **Tax Map # 157.-3-34.1**  
204 Barnes Road  
West Sand Lake, NY 12196 Current Lot Size: 64.66 acres  
AR – Agriculture/Residential Zoning District  
A Special Use Permit/Site Plan Review Application to establish a seasonal event venue on an agricultural/residential property.

**Boundary Line Adjustment (1 of 3 related)**

Evelyn Francis (applicant and receiving parcel) **Tax Map # 169.02-1-57**  
15 Zack Lane  
Averill Park, NY 12018 Current Lot Size: .229 acres  
R – Residential Zoning District Proposed Lot Size: .281 acres  
And  
Geoffrey and Darlene Mohos (donor parcel) **Tax Map # 169.2-1-94**  
33 Zack Lane  
Averill Park, NY 12018 Current Lot Size: 6.234 acres  
R – Residential Zoning District Proposed Lot Size: 6.182 acres

A Boundary Line adjustment donating .052 acres.

**Boundary Line Adjustment (2 of 3 related)**

Marty and Kathryn Andrews (applicant and receiving parcel) **Tax Map # 169.02-1-56**  
19 Zack Lane  
Averill Park, NY 12018 Current Lot Size: .229 acres  
R – Residential Zoning District Proposed Lot Size: .382 acres  
  
And  
Geoffrey and Darlene Mohos (donor parcel) **Tax Map # 169.2-1-94**  
33 Zack Lane  
Averill Park, NY 12018 Current Lot Size: 6.182 acres  
R – Residential Zoning District Proposed Lot Size: 6.029 acres

A Boundary Line adjustment donating .153 acres.

**Boundary Line Adjustment (3 of 3 related)**

Kenneth and Nancy Herter (applicant and receiving parcel)  
25 Zack Lane  
Averill Park, NY 12018  
R – Residential Zoning District

**Tax Map # 169.02-1-55**

Current Lot Size: .23 acres  
Proposed Lot Size: .372 acres

And

Geoffrey and Darlene Mohos (donor parcel)  
33 Zack Lane  
Averill Park, NY 12018  
R – Residential Zoning District

**Tax Map # 169.2-1-94**

Current Lot Size: 6.029 acres  
Proposed Lot Size: 5.887 acres

A Boundary Line adjustment donating .142 acres.

**ZBA Recommendation – Area Variance related to a Minor Subdivision**

Mary Jane Tiftt  
26 Bears Head Road  
Sand Lake, NY 12153  
RR – Rural Residential Zoning District

**Tax Map # 159.-2-2.2**

Original Lot Size: 8.8 acres  
Proposed Lot 1: 3.05 acres  
Proposed Lot 2: 5.03 acres

An area variance application regarding insufficient lot frontage for one lot of a proposed two-lot Subdivision.

**ZBA Recommendation – Area Variance related to a Minor Subdivision**

Eric M. & Mary A. Dahl (applicant)  
Devin and Carolyn Lander (property owner)  
9 Dahl Way  
Averill Park, NY 12018  
R – Residential Zoning District

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

Lot Size: 10.77 acres  
Lot 1: 2.01 acres  
Lot 2: 8.76 acres

A Minor Subdivision Application to create a 2-acre lot from a 10.77 acre parcel.

**DRAFT RESOLUTION(S) APPROVAL:**

- Scenic Preservation Review for Tom and Vicki Simons – Application approved at the October 7, 2020 Planning Board Meeting

**APPROVAL of DRAFT MINUTES**

**ADJOURNMENT**