

**TOWN OF SAND LAKE
PLANNING BOARD MEETING
NOVEMBER 20, 2019 -7:30 PM
SAND LAKE TOWN HALL**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE

Recommendation to ZBA for Area Variance Application

Rocco Testo
204 Rt. 151
East Greenbush, NY 12061
AR – Agriculture/Residential Zoning District

Tax Map #168.-4-58.21

Lot Size: 2 acres

An Area Variance Application for an insufficient lot width and an insufficient 3:1 depth to width ratio created as a result of a proposed Minor Subdivision.

Minor Subdivision Application – Preliminary Plat

Rocco Testo
204 Rt. 151
East Greenbush, NY 12061
AR – Agriculture/Residential Zoning District

Tax Map #168.-4-58.21

Lot Size: 5.30 acres

Lot 1 – 3.30 acres

Lot 2 – 2.0 acres

A Minor Subdivision Application to subdivide a 5.30-acre parcel into two lots.

Major Conservation Subdivision Preliminary Plat Application

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 – 22.95acres

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

Damon Korszun
14 Walsh Lane
Averill Park, NY 12018
R – Residential Zoning District

Tax Map #169.2-1-51

Lot Size: 1.02 acres

A Scenic Preservation Application to replace an existing fence with a new fence within 100' of Burden Lake.

Boundary Line Adjustment (1 of 4 BLAs for Applicant Cioffi)

Ken Cioffi (Executor/Applicant)
The Estate of Mary Jane Cioffi (Donor Parcel) **Tax Map #170.1-1-2.111**
Evergreen Drive
Averill Park, NY 12018
R – Residential Zoning District
Current Lot Size 1.05 acres/Donating .53 acres/Proposed Lot Size .52 acres

And
Richard Thorpe (Receiving Parcel) **Tax Map #170.1-1-2.2**
25 Evergreen Drive
Averill Park, NY 12018
R – Residential Zoning District
Current Lot Size 1.01 acres/Receiving .53 acres/Proposed Lot Size 1.54 acres

Boundary Line Adjustment (2 of 4 BLAs for Applicant Cioffi)

Ken Cioffi (Applicant)
Lakeridge Group C/O Ken Cioffi (Donor Parcel) **Tax Map #170.1-1-1.30**
Candlestick Lane
Averill Park, NY 12018
R – Residential Zoning District
Current Lot Size 1.03 acres/Donating .52 acres/Proposed Lot Size .51 acres

And
Richard Thorpe (Receiving Parcel) **Tax Map #170.1-1-2.2**
25 Evergreen Drive
Averill Park, NY 12018
R – Residential Zoning District
Current Lot Size 1.54 acres/Receiving .52 acres/Proposed Lot Size 2.06 acres

Boundary Line Adjustment (3 of 4 BLAs for Applicant Cioffi)

Ken Cioffi (Executor/Applicant)
The Estate of Mary Jane Cioffi (Donor Parcel) **Tax Map #170.1-1-2.111**
Evergreen Drive
Averill Park, NY 12018
R – Residential Zoning District
Current Lot Size .52 acres/Donating .52 acres/Proposed Lot Size 0 acres

And
Ken Cioffi (Receiving Parcel) **Tax Map #170.1-1-2.12**
45 Evergreen Drive
Averill Park, NY 12018
R – Residential Zoning District
Current Lot Size 1.19 acres/Receiving .52 acres/Proposed Lot Size 1.71 acres

Boundary Line Adjustment (4 of 4 BLAs for Applicant Cioffi)

Ken Cioffi (Applicant)

Lakeridge Group C/O Ken Cioffi (Donor Parcel)

Tax Map #170.1-1-1.30

Candlestick Lane

Averill Park, NY 12018

R – Residential Zoning District

Current Lot Size .51 acres/Donating .51 acres/Proposed Lot Size 0 acres

And

Ken Cioffi (Receiving Parcel)

Tax Map #170.1-1-2.12

45 Evergreen Drive

Averill Park, NY 12018

R – Residential Zoning District

Current Lot Size 1.71 acres/Receiving .51 acres/Proposed Lot Size 2.22 acres

Special Use Permit/Site Plan Review Application

Ken Bailey

Tax Map #157.-3-34.1

204 Barnes Road

West Sand Lake, NY 12196

Lot Size: 64.66 acres

AR – Agriculture/Residential Zoning District

A Special Use Permit/Site Plan Review Application to construct a 48' x 72' event barn on residential/agriculture property to be used for a seasonal event venue.

DRAFT RESOLUTION APPROVALS

MINUTES – September 18, 2019

ADJOURNMENT