

Town of Sand Lake  
Planning Board Minutes  
April 15, 2015

APPROVED  
by the Town of Sand Lake  
PLANNING BOARD

*Patricia M. Sweet*

The minutes which follow are intended to provide a general summary of the agenda items. Quotes presented are not verbatim, nor is all discussion which occurred presented herein. This document should not be relied upon as a transcript of the actual proceedings. A complete accounting of all discussions is available for review on audio tape at the Sand Lake Planning Board Office and a DVD is available at the Sand Lake Town Clerk Office.

**Members Present**

Nancy W. Perry Ph.D., Chairwoman, Arthur E. Herman Jr., David King, Michael Groff, Ralph LaMontagna and Jonathan Bernstein.

**Others Present**

Lawrence Howard, Esq., Planning Board attorney, Gene Coletti, Marty Keary, Patricia Shaver and Blaine Shaver and others.

**Pledge of Allegiance**

**Call to Order**

Nancy Perry called the meeting to order at 7:30 p.m. stating that Dominick Bates is absent.

**Scenic Preservation**

Tax Map # 170.-1-12.2

The Old Daley Inn on Crooked Lake

2339 Route 43 Averill Park, NY 12018

Genius Loci LLC. , owners of property

Zoning District: RR2 Lot Size: 3.08 Acres

15' from Crooked Lake

Converting a lawn area into a parking lot, this will include grading, lighting, fencing and landscaping.

Gene Coletti and Marty Keary of Crooked Lake House are proposing to convert a lawn area into a second parking lot on the south side of the building because of the growth in the business that has been in business for about 5 years. This seasonal business has been for weddings and banquets. They are planning on reopening the bar downstairs and use the building as a year round facility.

100 weddings until January 2016

The Planning Board members raised questions about the number of parking spaces in the two lots, driveway details, number of trees being taken down, landscaping designs, sediment and erosion control measures, signage and lighting.

Mr. Keary provided the following details:

- 95 spaces for parking in the existing lot
- 60 parking spaces in the south parking lot
- Crusher run for the driveway
- Minimal run off to the lake

- Driveway ending 15' from the lake
- Removal of 2 trees, 1 dead and 1 very close to the building
- Split rail with bushes or shrubbery for landscaping and screening
- Patio added at a later date
- Culverts for drainage issues
- Additional entrance, directional and handicapped signs
- LED down lighting like in other parking lot

The Planning Board has determined that a site plan needs to be prepared with pictures, specifics and location of fencing, lighting, parking spaces, signage, driveway, landscaping and screening details.

Nancy Perry moved to declare the activities proposed in this Scenic Preservation application to comprise an Unlisted Action under SEQR declaring the Town of Sand Lake Planning Board to be the Lead Agency and no other interested or involved Agencies. This was seconded by Michael Groff.

**Motion Carried - Unanimous**

A Public Hearing will be scheduled for May 6, 2015 at 7:30 pm.

**Discussion**

Agenda details for the minutes should be clear and most of the time without specific names associated with the discussion. When the minutes are sent out with the materials for the meeting the members should send back any suggestions or changes to get cleared up before the next meeting.

**ADJOURNMENT**

Chairwoman Nancy Perry moved to adjourn the planning board meeting at 7:54 pm. This was seconded by Michael Groff.

**Motion Carried - Unanimous**

Dated: July 16, 2015



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Patrice M. Sweet, Secretary  
Sand Lake Planning Board