

**TOWN OF SAND LAKE  
PLANNING BOARD MEETING  
MAY 16, 2018 -7:30 P.M.  
SAND LAKE TOWN HALL**

**AGENDA**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**Special Use Permit/Site Plan Review**

Steven Fiske/James Mesko  
27 Lake Avenue  
Averill Park, NY 12018

**Tax Map #148.3-1-27.2**

R – Residential Zoning District

A Special Use Permit Application to convert existing school into 24 apartments for a 55+ community.

**Site Plan Review/Sign Placement Application and Public Hearing**

Dan Coitoux  
3579 NY 43  
West Sand Lake, NY 12196

**Tax Map #147.1-4-24.5/147.1-4-24.11**

Lot Size: 2.5 acres

Hamlet Mixed Use Zoning District

A Site Plan Review Application/Sign Placement Application for a soft ice cream take out window and food truck or barbeque area.

**Minor Subdivision Application**

Lori Eason, Vice President/Vanderheyden Hall, Inc. **Tax Map #159.-1-30.2**  
121 Huntley Road

Averill Park, NY 12018

Lot Size: 4.10 acres

R - Residential Zoning District

Lot #1 – 1.55 acres/ Lot #2 – 2.55 acres

A Minor Subdivision Application to subdivide a 4.10-acre parcel into two lots.

**Boundary Line Adjustment Application**

Louis and Patricia Morizio  
80 Eastern Union Turnpike  
Averill Park, NY 12018

**Tax Map #159.-1-67.13/Lot Size: 74.72 acres**

**Tax Map #159.-1-67.14/Lot Size: 14.67 acres**

**Tax Map #159.-1-67.13/Lot Size: 17.62 acres**

R- Residential Zoning District

A Boundary Line Adjustment Application involving three parcels to add land to owner's existing residential lot as follows:

**Boundary Line Adjustment #1:**

**Donor Parcel Tax Map #159.-1-67.11** (new Lot #1 North noted on map) Louis and Patricia Morizio, 80 Eastern Union Turnpike, Averill Park, NY 12018 Current Lot Size 74.72 acres/Donating 4.65 acres/Proposed Adjusted Lot Size 70.07 acres

**Receiving Parcel Tax Map #159.-1-67.13** (new Lot #3 noted on map) Louis and Patricia Morizio, 80 Eastern Union Turnpike, Averill Park, NY 12018 Current Lot Size 17.62 acres/Receiving 4.65 acres/Proposed Adjusted Lot Size 22.27 acres

**Boundary Line Adjustment #2:**

**Donor Parcel Tax Map #159-1-67.14** (new Lot #1 South noted on map) Louis and Patricia Morizio, 80 Eastern Union Turnpike, Averill Park, NY 12018 Current Lot Size 14.67 acres/Donating 3.28 acres/Proposed Adjusted Lot Size 10.94

**Receiving Parcel Tax Map #159.-1-67.13** (new Lot #3 noted on map) Louis and Patricia Morizio, 80 Eastern Union Turnpike, Averill Park, NY 12018 Lot Size (after BLA #1) 22.27 acres/Receiving 3.28 acres/Proposed Adjusted Lot Size (after BLA #1 and BLA #2) 25.55 acres

**Scenic Preservation Application**

Paramount Building Group/T. W. Contracting, Inc.

Alisha Walker (Property Owner)

766 Taborton Road

Sand Lake, NY 12153

RR – Rural Residential Zoning District

A Scenic Preservation Application to build a new year-round home on same footprint of a recently demolished structure.

**Tax Map #149.-2-22**

Lot Size: .21 acres

**MINUTES – April 4, 2018**

**ADJOURNMENT**

**THE NEXT TOWN OF SAND LAKE PLANNING BOARD MEETING IS WEDNESDAY, JUNE 6, 2018.**

**COMPLETED APPLICATIONS SHOULD BE SUBMITTED BY TUESDAY, MAY 29, 2018 IN ORDER TO BE PLACED ON THE AGENDA FOR THIS MEETING.**