

**TOWN OF SAND LAKE  
PLANNING BOARD MEETING  
July 1, 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 July 1, 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).* For the ability to comment during a public hearing, please see the instruction page on the Town Website at <https://www.townofsandlake.us/planningboard>. Written comment regarding this agenda may be emailed to the Planning Board at: KO'Sullivan@sand-lake.us by 12 Noon on July 1, 2020.

**ATTENDANCE**

**Special Use Permit Application and Public Hearing**

Paul Vincent **Tax Map # 157.3-45**  
297 Chamberlin Hill Road Lot Size: 2 acres  
West Sand Lake, NY 12196  
AR – Agriculture/Residential Zoning District  
A Special Use Permit to add a 780 square foot accessory dwelling unit onto an existing dwelling.

**Special Use Permit Application and Public Hearing**

David Benyo **Tax Map # 147.1-2-44.122**  
51 Helen Lane Lot Size: 1.073  
West Sand Lake, NY 12196  
R – Residential Zoning District  
A Special Use Permit to add a 759 square foot accessory dwelling unit onto an existing dwelling.

**Minor Subdivision Sketch Plan**

Chris and Mari Wachtel **Tax Map #170.-1-7.1**  
215 Methodist Farm Road Lot Size: 20.95 acres  
Averill Park, NY 12018  
R – Residential Zoning District  
A Minor Subdivision Sketch Plan to create an additional lot from a 20.95-acre parcel of land.

**Recommendation to ZBA for Area Variance Application - 2 Lot Subdivision & Coordinated SEQR Review**

Estate of Michael F. Lomonoco, Jr. **Tax Map # 158.4-2-3**  
Bonnie Jo Willard, Executrix Lot Size: .425 +/-acres  
60 & 64 Loon Creek Lane Proposed Lot Size: .075 acres  
Averill Park, NY 12018  
R – Residential Zoning District  
An Area Variance Application to create a lot with insufficient area, side setback and lot width as part of two-lot subdivision

**Recommendation to ZBA for Area Variance Application - 2 Lot Subdivision & Coordinated SEQR Review**

Frederick Nick **Tax Map # 138.04-3-8.1**  
21 Knob Hill Road Lot Size: .296 +/-acres  
Averill Park, NY 12018

R – Residential Zoning District

An Area Variance Application to create an undersized lot as part of a two-lot subdivision.

**Minor Subdivision Application**

William Momrow

502 Momrow Road

Sand Lake, 12153

RR – Rural Residential Zoning District

A Minor Subdivision Application to subdivide a 137.4-acre parcel into two lots.

**Tax Map # 148.00-4-4**

Lot Size 137.4 acres

Lot 1: 27.33 acres

Lot 2: 110.15 acres

**Scenic Preservation Application**

Douglas and Patricia Carroll

20 Stone Camp Way

Averill Park, NY 12018

R – Residential Zoning District

A Scenic Preservation Application to install a privacy fence on north side of property and add an 8'x12' garden shed along same line within approximately 25' of Crooked Lake.

**Tax Map # 170.2-1-5**

Lot Size: .19 acres

**Scenic Preservation Application**

Robert R. Loveridge

54 Harriman Road Extension

Averill Park, NY 12018

R – Residential Zoning District

A Scenic Preservation Application to construct a 25' x 14' deck within approximately 21' of Burden Lake.

**Tax Map # 158.-4-3-26**

Lot Size: .85 acres

**Scenic Preservation Application**

Ann Bower

26 Stone Camp Way

Averill Park, NY 12018

R – Residential Zoning District

A Scenic Preservation Application to cover an existing deck on front of home to create a screened in porch within approximately 32' of Crooked Lake.

**Tax Map # 170.2-1-3**

Lot Size: 3.1 acres

**DRAFT RESOLUTION APPROVALS**

Scenic Preservation Application for Andrew and Moira Bulmer

Application approved at the June 17, 2020 Planning Board Meeting

Major Conservation Subdivision Final Plat Application for Birch Builders

Application approved at the June 17, 2020 Planning Board Meeting

Boundary Line Adjustment Application for Rensselaer Land Trust/Birch Builders

Application approved at the June 17, 2020 Planning Board Meeting

Site Plan Review Application for Jeffrey Porubcan

Application approved at the June 17, 2020 Planning Board Meeting

Site Plan Review Application for Ernest W. Popp

Application approved at the June 17, 2020 Planning Board Meeting

**MINUTES:** February 5, 2020

**ADJOURNMENT**