

TOWN OF SAND LAKE
ZONING BOARD OF APPEALS
Thursday, April 15, 2021 - 7:00 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 Zoning Board of Appeals will not be meeting in person. In accordance with the Governor's Executive Order 202.1, the Town of Sand Lake Zoning Board of Appeals' April 15, 2021 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. For the ability to comment during a public hearing, please see the instruction page on the Town website at <https://www.townofsandlake.us/zoningboardofappeals>. Any public wishing to provide written comment regarding this agenda may email the Zoning Board of Appeals at: LFedreshenko@sand-lake.us by 12 Noon on April 15, 2021.*

CALL TO ORDER

ATTENDANCE

Area Variance Application and Public Hearing

Thomas & Flora Fasoldt (applicant)
111 Wisner Road
Averill Park, NY 12018
RR– Rural/Residential District

Tax Map # 148.-1-25

Current Lot Size: 20.15 acres
Proposed Lot 1 Size: 9.7 +/- acres
Proposed Lot 2 Size: 3.34 +/- acres
Proposed Lot 3 Size: 7.11 +/- acres

An area variance application regarding a proposed subdivision to create a lot that exceeds the 3:1 ratio of lot depth to lot width.

Area Variance Application and Public Hearing

Shane Cahill (Applicant)
Glenn Kinney (Property Owner)
144 Methodist Farm Road
Averill Park, NY 12018
R-Residential Zoning District

Tax Map #: 170.2-1-16

Original Lot Size: 9.44 acres
Lot 1 Size: 2.73 acres
Lot 2 Size: 6.70 acres

An area variance application regarding a proposed subdivision to create a lot that exceeds the 3:1 ratio of lot depth to lot width.

Planning Board Request for Interpretation on Special Use Permit Definition

Joseph Jankovic (applicant & property owner)
Eastern Union Turnpike
Averill Park, NY 12018
R – Residential Zoning District

Tax Map # 159.-1-2.12

Lot Size: 23.13 acres

A Special Use Permit and Site Plan Review Application to utilize basketball courts for personal use and by a non-profit organization.

Area Variance Application

Sharon Hogle Guthier and
Susan Hogle Rowlands-Clemens (Applicants)
60 1st Dyke Road
Averill Park, NY 12018
R-Residential Zoning District

Tax Map #: 158.-3-6.11
Original Lot Size: 5.47 acres

An area variance application regarding insufficient lot width/frontage as related to a proposed boundary line adjustment.

Area Variance Application

Valerie Balga (Applicant)
1202 Burden Lake Road
Averill Park, NY 12018
R-Residential Zoning District

Tax Map #: 158.4-5-24
Original Lot Size: .17 acres

An area variance application regarding insufficient front and side yard setbacks as related to a scenic preservation application for a proposed accessory structure within 100' of Burden Lake.

Area Variance Application

Andrew & Moira Bulmer (Applicant)
24 Stone Camp Way
Averill Park, NY
R-Residential Zoning District

Tax Map #: 170.2-1-4
Lot Size: 1.84 acres

An area variance application regarding insufficient front and side yard setbacks.

DRAFT RESOLUTIONS FOR APPROVAL

- Adoption of Negative Declaration for Christopher and Mari Wachtel
Negative Declaration declared at the March 11, 2021 ZBA Meeting
- Area Variance Application for Christopher and Mari Wachtel
Application approved at the March 11, 2021 ZBA Meeting
- Area Variance Application for Maureen Straight
Application approved at the March 11, 2021 ZBA Meeting

DRAFT MINUTES FOR APPROVAL – March 11, 2021

ADJOURNMENT