

**TOWN OF SAND LAKE**  
**ZONING BOARD OF APPEALS MEETING**  
**THURSDAY, AUGUST 13, 2020 - 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' August 13, 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). While no public hearings are scheduled, any public wishing to ask a question or provide comment regarding this agenda may email the Zoning Board of Appeals at: [KO'Sullivan@sand-lake.us](mailto:KO'Sullivan@sand-lake.us) by 12 Noon on August 13, 2020.*

**CALL TO ORDER**  
**ATTENDANCE**

**Area Variance Applications (2) – Public Hearing**

Estate of Michael F. Lomonoco, Jr.  
Bonnie Jo Willard, Executrix  
60 & 64 Loon Creek Lane  
Averill Park, NY 12018  
R – Residential Zoning District

**Tax Map #158.4-2-3**  
Lot Size: .425 +/-acres  
New Lot 1 Size: .075 acres  
New Lot 2 Size: .35 +/-acres

Area Variance Applications related to a two-lot subdivision creating lots with insufficient area, side setback and lot width.

**Area Variance Application and Public Hearing**

Ann Bower  
26 Stone Camp Way  
Averill Park, NY 12018  
R – Residential Zoning District

**Tax Map #170.2-1-3**  
Lot Size: 3.81 acres

An Area Variance Application to replace an existing deck with a screened in porch within 32' of the rear lot line creating a deficient rear yard setback.

**Area Variance Application and Public Hearing**

Sierra Thibeault (applicant)  
Catherine Headley (property owner)  
124 Garner Road  
Averill Park, NY 12018  
R – Residential Zoning District

**Tax Map #158.-2-15.1**  
Lot Size: 0.42 acres

An Area Variance Application to place a portable accessory dwelling unit in the front yard of a residential lot.

## **DRAFT RESOLUTION APPROVALS**

### Area Variance Application for Frederick Nick

Application approved at the July 9, 2020 ZBA Meeting

### Adoption of Negative Declaration for Frederick Nick

Negative Declaration Declared at the July 9, 2020 ZBA Meeting

### Area Variance Application for Morrissey Contracting, LLC

Application approved at the July 9, 2020 ZBA Meeting

## **MINUTES–**

## **ADJOURNMENT**