

ZBA Agenda 7/10/2025

Future PB Mtgs	Future ZBA Mtgs
July 16, 2025	August 14, 2025
August 6, 2025	Sept 11,2025

**TOWN OF SAND LAKE
ZONING BOARD OF APPEALS
THURSDAY, JULY 10, 2025 - 7:00 PM
SAND LAKE TOWN HALL**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPLICATIONS

Area Variance Application with Public Hearing

Holly & Leonard Craig
50 Sheer Road
Averill Park NY 12018
R –Residential Zoning District

Tax Map #: 158.-2-52
Lot Size: 1.26 acres

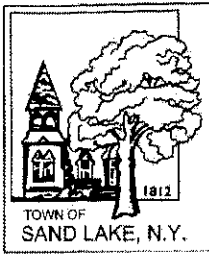
An Area Variance for insufficient lot depth. Applicants are proposing to construct a 24' x 36' x 10' garage to the front yard – no backyard available to build. Total square footage is 864.

DRAFT RESOLUTIONS FOR APPROVAL

DRAFT MINUTES FOR APPROVAL

5/15/2024

ADJOURNMENT



TOWN OF SAND LAKE
 Zoning Board of Appeals
 PO Box 273, 8428 NY Route 66
 Sand Lake, NY 12153
 (518) 674-2026 ext.117 ~
 www.townofsandlake.us

AREA VARIANCE APPLICATION

Please note:

- The applicant and property owner (if different) must sign and date the application.
- Area variance requests related to a boundary line adjustment or subdivision must include a Survey Plat of the proposed boundaries. Please include 1 large format, and 5 11 x 17 copies.
- Area variance requests involving the construction or expansion of buildings are encouraged to include sketch or site plans, and renderings or photographs as available.

SECTION 1: APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT

Name: Leonard Craig & Holly Goldman-Craig
 Address: 50 Sheer Rd, Arent Park, NY 12018
 Home Phone: _____ Work/Cell Phone: _____ Email: _____

PROPERTY OWNER (if not applicant)

Name: Same
 Address: _____
 Home Phone: _____ Cell Phone: _____ Email: _____

SIGNATURES (see also Section 5)

Applicant: [Signature] Date: 5/8/2025
 Property Owner(s) (if not applicant): _____ Date: _____

OFFICIAL USE ONLY:

Date Application Received: _____ Date Payment Received: _____ Amount Received: _____
 Received By: _____

APPROVED CONDITIONALLY APPROVED DENIED Date _____

SECTION 2: PROPERTY INFORMATION

Property Address/Location: 50 Sheer Rd, Averill Park, NY 12018

Tax Map Number: 158-00-2-52

Zoning District where the property is located: Residential D

Present Land Use Residential - private home

Does the site have public sewerage: Yes No

SECTION 3: PROJECT INFORMATION

a. Indicate the Town Zoning Chapter Section from which this variance application is being requested.

Article _____ Section _____ Subsection _____

Additional code citations: _____

b. Describe the project requiring the area variance(s):

24' x 36' x 10' garage to front yard
no back yard available
will match house

c. Please complete the following table indicating all area variances needed. If a variance is not needed for an element (ex. rear setback), you may leave it blank.

	Required per Code	Requested Dimensions
Front Setback	200'	78'
Side Setback(s)		
Rear Setback		
Lot width/frontage		
Height		
Other:		

SECTION 4: JUSTIFICATION FOR AREA VARIANCE REQUESTED

Please read this section carefully before completing the questions that follow.

In making its determination on this variance application, in accordance with the Laws of New York State, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to health, safety and welfare of the neighborhood or community by such grant. The Zoning Board of Appeals in the granting of a variance shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community. In making such determination the Board shall also consider:

- a) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting the area variance;
- b) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than by an area variance;
- c) Whether the requested area variance is substantial;
- d) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- e) Whether the alleged difficult was self-created; which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the grant of an area variance.

a. Explain why it would not cause an undesirable change to the neighborhood or detriment to the nearby properties if the variance is granted:

It will increase our property value and it will not be visible when the trees have leaves.

b. Explain if it is possible to satisfy your needs through any means other than a variance.

No - there is no back yard - the house is at the back property line.

c. Is the requested area variance substantial? If unsure how to answer this question leave blank.

d. Will the proposed variance have an adverse effect on the physical or environmental conditions in the neighborhood? Explain your reasoning.

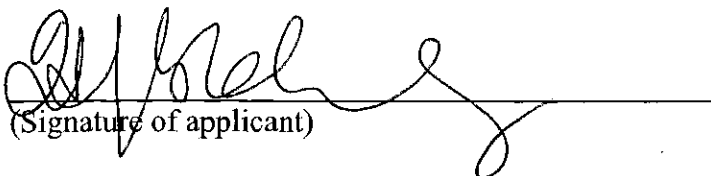
No

e. Was the alleged hardship self-created? Detail how and when the property was acquired.

January 2003 - No - House was existing

SECTION 5: SITE INSPECTION AUTHORIZATION

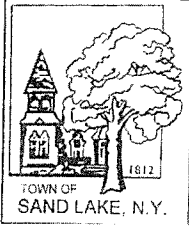
I hereby give permission for the Town of Sand Lake Municipal Agencies and their agents to come upon and inspect these premises with respect to this application for an area variance for the property identified by the address and tax map number provided in SECTION 2 above.


(Signature of applicant)

5/8/2025
Date

(Signature of property owner if different than applicant)

Date



TOWN OF SAND LAKE
ZONING / BUILDING DEPARTMENT
PO Box 273
Sand Lake NY 12153
(518) 674-2026 Ext 116 / mwager@sand-lake.us

Record of Zoning Determination

Date of Determination: 04-29-2025

Name of Inquirer: Holly & Leonard Craig Inquiry Method: Drop - Off

Property Owner(s): _____

Property Address: 50 Sheer Road Averill Park NY 12018 Tax Parcel #: 158.-2-52

Brief description of proposed land use/project:

Site Plan Review to construct a 864 sq ft garage. 24 x 36 sq ft.

Proposed land use category per Town Code Chapter 250 Use Table: Residential

Is the project compliant with Town Code Chapter 250, Zoning? Yes No

If NO above, section(s) of the Code for which a variance is needed: Area Variance

Summary explanation:

will need an area variance to build in front yard, land does not allow for a structure to be constructed in the backyard and front yard does not have a 200' setback.

Zoning Approvals Needed (Check all that apply):

- | | | |
|---|--|--|
| <input type="checkbox"/> Special Use Permit | <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Scenic Preservation |
| <input type="checkbox"/> Sign Placement | <input checked="" type="checkbox"/> Area Variance | <input type="checkbox"/> Use Variance |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Boundry Line Adj | <input type="checkbox"/> Major Subdivision |

ZEO Signature: *M. F. Ogan*

Date: 04-29-2025



TOWN OF SAND LAKE
PLANNING BOARD
PO Box 273, 8428 NY Route 66
Sand Lake, NY 12153

(518) 674-2026 x111 or x117~ www.townofsandlake.us

SITE PLAN REVIEW APPLICATION

(See Chapter 250, Article IX of the Town Code for more information found at:
<http://www.ecode360.com>)

Please note:

- The applicant and property owner (if different) must sign and date the application.
- Applications and fees are due 8 days before the next Planning Board meeting for consideration at the next meeting.

SECTION 1: APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT:

Name: Leonard Craig

Address: 50 Sheer road Averill Park, N.Y. 12018

Home Phone: [REDACTED] Work/Cell Phone: [REDACTED]

Email Address: [REDACTED]

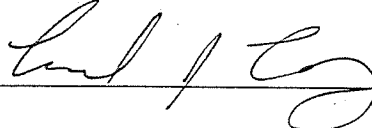
PROPERTY OWNER (if not applicant):

Name: _____

Address: _____

Home Phone: _____ Work/Cell Phone: _____

SIGNATURES:

Applicant:  Date: 4/21/2025

Owner (if not applicant): _____ Date: _____

OFFICIAL USE ONLY:		
Date Application Received: _____	Date Payment Received _____	Amount Received: _____
Received By: _____		
___ APPROVED ___ CONDITIONALLY APPROVED ___ DENIED Date _____		

SECTION 2: PROPERTY INFORMATION

Property Address: 50 Sheer road, Averill Park, N.Y 12018

Tax Map Number: 158.00-2-52

Area of Parcel (in square feet or acres): 1.26 Acres

Present Use of Property: Residential

Zoning District where property is located (Include Overlays as Applicable):

RR (Rural Residential) AR (Agricultural/Residential) R (Residential)

RM (Residential Mobile Home) HMU (Hamlet Mixed Use)

HC (Hamlet Commercial) CRO (Commercial Reuse Overlay)

NREO (Natural Resource Extraction Overlay) PDD (Planned Development District)

SECTION 3: PROJECT INFORMATION

Description of Proposed Use of Site:

Addition of a 24' x 36' x 10 Garage to front
Yard - No Back Yard Available. Total of 864 sq. ft.
Color will match the house and lighting will consist of Downward facing LED's.

Construction type: New Expansion of existing structures

Is ground disturbance expected as part of the project? Yes No

If yes, what size area will be disturbed: 35 x 75 (Approx)

Existing

Proposed

Total

Building Area (SF) 864 SF

Paved Area (including sidewalks) NONE

Greenspace (all landscaping) minimal

Number of Parking Spaces NONE

Does the site connect to public sewer? Yes (No)

Anticipated Construction Time: 3 months

Will Development Be Staged? Yes (No)

Estimated Cost of Improvements: \$ 25,000 to 30,000

Other Town Planning and Zoning Permits Acquired for the Project or for this site:

Sign Permit Special Use Permit Area Variance Use Variance

State and Federal Permits Needed (list type and government agency):

NONE

SECTION 4: STATE ENVIRONMENTAL QUALITY REVIEW SHORT ASSESSMENT FORM

Complete Part 1 Only. May be downloaded from the NYS DEC Website at: (http://www.dec.ny.gov/permits_ej_operations_pdf/seafpartone.pdf)

ADDITIONAL CONTACT INFORMATION (As Appropriate)

SITE PLANNER:

Name/Title: Leonard Craig - Homeowner

Address: 50 Sheer road Averill Park, N.Y. 12018

Work Phone: Cell Phone: Fax:

Email Address:

PLOT ENGINEER/SURVEYOR:

Name/Title: NONE

Address: _____

Work Phone: _____ Cell Phone: _____ Fax: _____

Email Address: _____

ATTORNEY:

Name: NONE

Address: _____

Work Phone: _____ Cell Phone: _____ Fax: _____

Email Address: _____

OTHER:

Name and Title: NONE

Address: _____

Work Phone: _____

Email Address: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: <p style="text-align: center; margin: 0;">24 x 36 x 10 Garage</p>							
Project Location (describe, and attach a location map): <p style="margin: 0;">50 Sheer road, Averill Park, NY, 12018</p>							
Brief Description of Proposed Action: <p style="margin: 0;">Garage in front of and to the right of house, structure will be opposite side of Hill from Road minimal sight from road</p>							
Name of Applicant or Sponsor: <p style="margin: 0;">Leonard Craig</p>		Telephone: [REDACTED] E-Mail: [REDACTED]					
Address: <p style="margin: 0;">50 Sheer road</p>							
City/PO: <p style="margin: 0;">Averill Park</p>		State: <p style="margin: 0;">N.Y.</p>	Zip Code: <p style="margin: 0;">12018</p>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Sand Lake Building Permit and Variance			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		1.26 acres					
b. Total acreage to be physically disturbed?		_____ acres - 2500159 FT ² -					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.26 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Legnard Craig</u>	Date: <u>4/21/2025</u>	
Signature: <u>[Handwritten Signature]</u>		

TOWN OF SAND LAKE

BUILDING DEPARTMENT
BOX 273 SAND LAKE, N.Y. 12153
CODE ENFORCEMENT
ZONING
SEWER

PHONE: 674-2026
Ext. 16 and 11
mwager@sand-lake.us

Building Permit - Accessory Structures

Official Use Only:

Application No. _____
Permit Issued _____
Permit Expires _____
Zoning District _____
Value of Work _____
Approved By _____

Before occupying or using
any structure, a Certificate of
Compliance must be obtained.

This application must be approved and a permit issued before starting work.

Property Owner or Owner's Agent: Leonard & Holly Craig
Mailing Address and Phone #: 50 Sheer road Averill Park, N.Y. 12018 518-365-3929
Street Address: 50 Sheer road Averill Park, N.Y. 12018
Tax ID #: 158.00-2-52
Name & Address of Builder or Installer: Leonard Craig SAME AS ABOVE
Name & Address of Masonry Contractor: Leonard Craig SAME AS ABOVE
Name & Address of Electrician: Leonard Craig SAME AS ABOVE
Name & Address of Plumber: NONE
Value of Work: \$ 25,000⁰⁰ +/-
Description of Project (describe): 24 x 36 x 10 GARAGE
Flood Plain or Wetlands Involved: NO
Scenic Preservation (where required): NO

Zoning setbacks are as follows:

All accessory structures must be in either side or rear yards. In cases where the lot is a corner lot, the lot has two front yards and side and rear setbacks must be maintained. A plot plan sketch is required with the permit application showing all necessary setbacks.

1. Side Setbacks- 10' minimum to the side lot line.

(OVER)

- 2. Rear Setback- 10' minimum to the rear lot line.
- 3. Other Setbacks- 10' minimum from the proposed structure to any other existing structures.

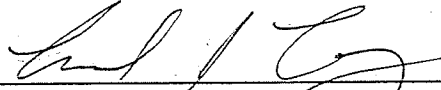
Setback Notes: Will Need Variance for Front Yard Structure - NO BACK YARD!

Please Note the Following:

- All work shall be completed as outlined and approved by the building department, and all changes require the written permission of the building department.
- This permit application shall be submitted with the following:
 1. A detailed drawing showing all views, dimensions, details and materials to be used.
 2. A plot plan sketch as outlined above in zoning.
 3. Certificates of insurance and workman's compensation insurance for all contactors.
 4. All supporting documents such as manufacturer's installation instructions, specifications, etc. where applicable.
- All electrical work must be inspected by an electrical inspection agency and paperwork submitted to this department.
- Building permit expires in one year; and the permit holder is responsible for renewals, calling this department for inspections and obtaining a certificate of compliance.
- A certificate of compliance must be obtained before occupying or using accessory structure.

Additional Notes: _____

I hereby apply under Chapter 88 of the Town of Sand Lake Building Construction and Fire Prevention Code for a permit to construct or alter an accessory structure as set forth above. I certify that the statements herein contained are true to the best of my knowledge and belief; and any violation of Chapter 88 of the Town of Sand Lake Code may result in legal action being taken.

Signature of Applicant: 

Owner Lessee Agent

Dated: 4/21/2005

The application of _____ Dated _____ is hereby Approved (Disapproved) and permission Granted (Refused) for the proposed accessory structure as set forth above.

Date: _____ Official Signature: _____

Special Conditions of the Permit: _____



170-1-9

158-4-1-53

158-4-1-54

158-4-1-54

158-2-51

158-4-1-37

158-2-66-2

158-2-50

158-4-1-43

SHEER RD

158-4-1-42

158-2-52

158-2-78

158-4-1-41

158-4-1-40

158-2-60

158-2-57

SHEER RD

158-2-58

170-1-9

158-2-59

158-2-55

158-2-53-2

158-2-79-21

158-4-5-4

158-2-54

ARLENE CT

158-2-53-1

158-4-6-1

158-4-5-4

158-4-5-42-1

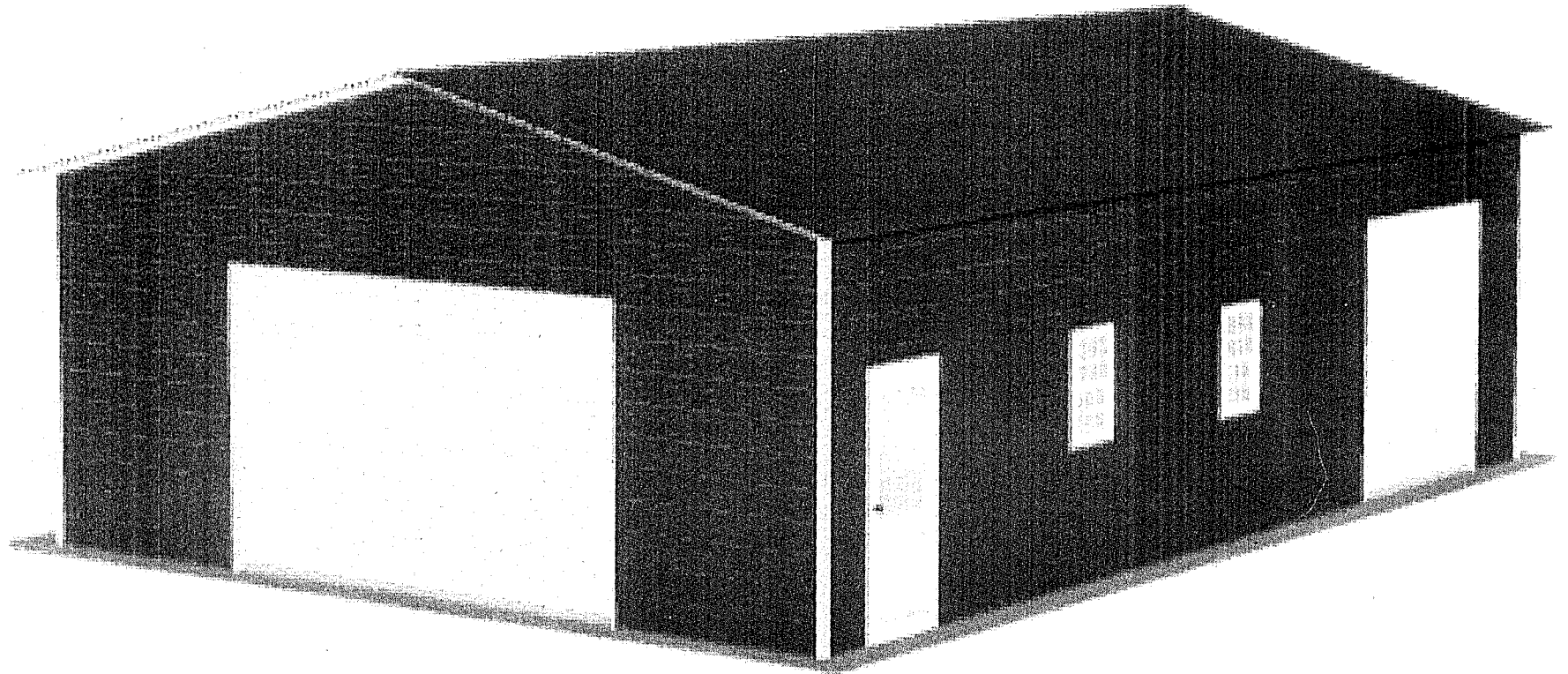
158-4-5-42-2

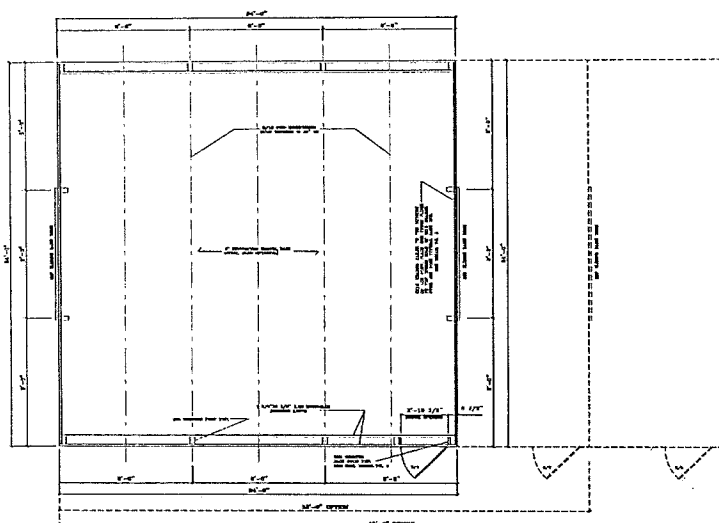
158-4-6-2

158-4-5-4

158-4-5-4

158-4-5-4





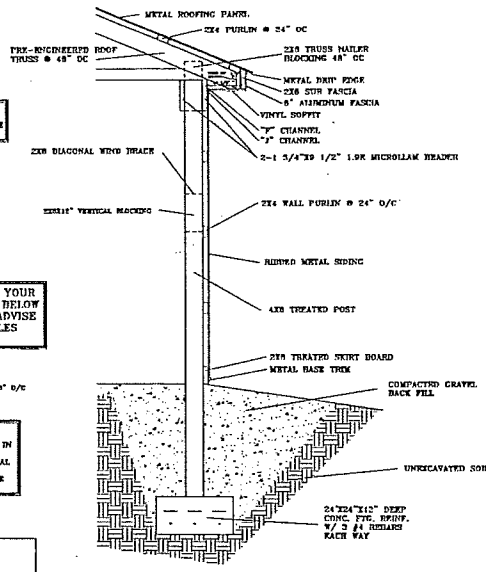
FLOOR PLAN SCALE 3/8"=1'-0"

NOTE: FOR 22'-0" & 40'-0" POLE BARN OPTIONS FOLLOW THE SAME PROVISIONS AS IN THE 24'-0" POLE BARN USING 8'-0" INCREMENTS.

IF THE ROOF LOADING IN YOUR AREA DIFFERS FROM THE BELOW SPECIFICATIONS, PLEASE ADVISE YOUR CURTIS LUMBER SALES PERSON IMMEDIATELY.

THE ENGINEERED ROOF SPICES ARE DESIGNED TO SUPPORT ROOF LOADS ON:
 ON THE EXTERIOR ROOF LIDS @ 48" O/C
 5 1/2" X 8" CONG. HEAD LIDS
 2 1/2" X 8" METRIC LIDS HEAD LIDS
 118 W/8 VEB LIDS

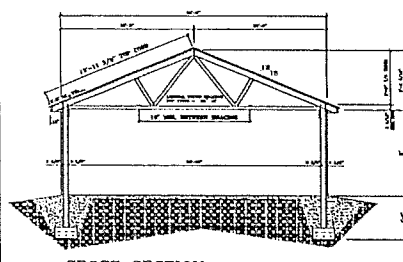
NOTE:
 1. NO ATTIC STORAGE ALLOWED IN THESE TRUSSES.
 2. TRUSSES DESIGNED FOR METAL SHEETING ONLY. A REDUCTION IS REQUIRED FOR ANY OTHER TYPE OF SHEETING.



TYPICAL WALL SECTION NO SCALE

SPECIAL NOTE:
 SECTION SHOWN IN CROSS SECTION MEETS N.Y.C. BUILDING CODE, HOWEVER, LOCAL BUILDING CODES MAY VARY. CHECK WITH YOUR PUBLIC OFFICIALS FOR THEIR SPECIFICATIONS REGARDING FOUNDATION FOR FOUNDATIONS BEFORE BEGINNING PROJECT.

SPECIAL NOTE:
 CONCRETE AND BRICK ARE NOT INCLUDED AS PART OF THIS PACKAGE. THEY CAN BE QUOTED AND PURCHASED BY CURTIS LUMBER UPON REQUEST.

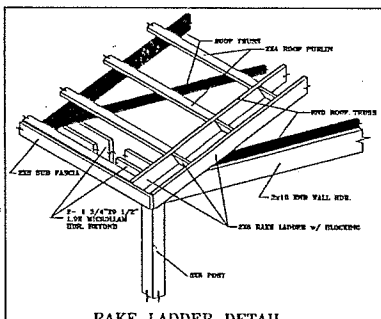


CROSS SECTION SCALE 1/4"=1'-0"

ROOF NOTES
 METAL ROOFING PAKS
 2x4 PURLIN @ 24" O/C
 2x6 TRUSS HATLER BLOCKING 48" O/C
 METAL Drip EDGE
 2x8 SUR FASCIA
 6" ALUMINUM FASCIA
 VENTIL. SUPPORT
 2" CHANNEL
 2-1 5/4" X 1/2" 1.9K MICROLAM BEAMER

WALL NOTES
 2x4 WALL PURLIN @ 24" O/C
 RIBBED METAL SIDING
 4x8 TREATED POST
 2x8 TREATED SKIRT BOARD
 METAL BASE TRIM
 24" X 24" X 12" DEEP CONG. FTR. BERRY. 4" @ 24" SPACING EACH WAY

FOUNDATION NOTES
 4" X 4" X 8" CONG. FTR. BERRY. 4" @ 24" SPACING EACH WAY



RAKE LADDER DETAIL NO SCALE

CURTIS LUMBER 24'x24', 32', 40' POLE BARN

Scale: 3/8"=1'-0"	Approved: _____	Drawn By: SRF
Date: 1/26/11	Job No: _____	
Title: FLOOR PLAN/SECTION		Page: 2

CURTIS LUMBER CO., INC.

**Town of Sand Lake
Zoning Board of Appeals (ZBA)
May 15, 2025**

The minutes, as follows, are intended to provide a general summary of the Agenda items and Public Hearings. Quotes presented are not verbatim, nor is all discussion which occurred presented herein. This document should not be relied upon as a transcript or the actual proceedings. The transcript of this meeting is on a digital voice recorder and is available at the Town Hall.

CALL TO ORDER: Melissa Toni motioned, seconded by SB, to open the meeting at 7:06 PM

MEMBERS PRESENT: Melissa Toni (MT), Nancy Perry (NP), Scott A. Blair (SB), Valarie Jeffers (VJ), Jonathan Milkiewicz (JM), Craig Crist, Esq. (CC)

MEMBERS ABSENT:

OTHERS PRESENT: Holly Goldman-Craig, Leonard Craig

RECORDING CLERK: Crystal Stockin (CS) Clerk for Planning Board and ZBA

Area Variance Application

Holly & Leonard Craig
50 Sheer Road
Averill Park NY 12018

Tax Map #: 158.-2-52
Lot Size: 1.26 acres

R –Residential Zoning District

An Area Variance application to put a pole barn in the front yard because the applicant does not have a back yard. The garage will be hidden by trees and berms. It will be a red barn with a green roof. There is an insufficient setback.

SB did a site visit. He agreed there is no back yard, and the pole barn really cannot go anywhere else. That the applicant has staked out the anticipated site plan and it will be at least 30 feet off the road in elevation below the road and visibility of the building will be minimal, may only see the peak of the roof.

MT explained the purpose of the ZBA.

MT motioned seconded by JM and carried unanimously that the Town of Sand Lake ZBA be lead agency with the Planning Board as an interested agencies. The Planning Board has consented to the ZBA being lead agency.

MT motioned seconded by VJ that the application as submitted with no amendments or additions is complete.

MT motioned seconded by JM to schedule a Public Hearing for Leonard & Holly Craig ZBA for June 12, 2025 at 7 PM.

DRAFT MINUTES FOR APPROVAL

Minutes 5/15/2025 ZBA

MT motioned seconded by NP and carried unanimously to approve the October 10, 2024, minutes.

ADJOURNMENT

MT motioned, seconded by SB unanimously approved to adjourn the meeting at 7:42 PM.

DRAFT