



**Town Board Meeting  
December 14, 2022 – 7:00 pm  
Sand Lake Town Hall**

**AGENDA**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
ROLL CALL**

\_\_\_\_ Deputy Supervisor Gendron  
\_\_\_\_ Councilman Nippes  
\_\_\_\_ Councilman Clemens  
\_\_\_\_ Councilman Glasser  
\_\_\_\_ Supervisor Gallerie  
\_\_\_\_ Town Attorney Danaher  
\_\_\_\_ Town Clerk Barbara Hansen

**CONDUCT PUBLIC HEARING FOR LOCAL LAW #5 OF 2022**

**Approval of Minutes  
Town Clerk's Report  
Board Member Reports  
Committee Reports**

**Public Comment: NOTE – Each speaker must step to the microphone, and may choose to state name and address prior to addressing the Board and shall be granted the floor for up to five minutes. The Board thanks everyone in attendance for their understanding and also for their desire to actively participate in the decision making process. All speakers must conduct themselves in a civil manner.**

**Supervisors Report**

**Business:**

- \_\_\_\_ 1. A resolution approving a 60 month lease for a Pitney Bowes Mailing System (*Resolution #2022-12-188*)
- \_\_\_\_ 2. A resolution appointing Daniel V. Hogle to the Zoning Board of Appeals (*Resolution 2022-12-189*)
- \_\_\_\_ 3. A resolution authorizing attendees at the New York State Association of Towns annual business meeting (*Resolution #2022-12-190*)
- \_\_\_\_ 4. A resolution authorizing installation of a Little Free Library by Kiwanis at Butler Park (*Resolution #2022-12-191*)
- \_\_\_\_ 5. A resolution approving the purchase of a heavy duty pickup truck for the Public Works Department (*Resolution #2022-12-192*)
- \_\_\_\_ 6. A resolution adopting a SEQRA negative declaration and approving Local Law #5 of 2022 – a Local Law to amend the zoning maps expanding the Hamlet Mixed Use zone (*Resolution #2022-12-193*)

- \_\_\_\_ 7. A resolution scheduling a public hearing to consider a resolution endorsing the NYS Restore NY Communities Initiative applications for rehabilitation of the building located at 27 Lake Avenue (*Resolution #2022-12-194*)
- \_\_\_\_ 8. A resolution authorizing budget transfers and amendments (*Resolution #2022-12-195*)
- \_\_\_\_ 9. A resolution retaining FCM Engineering PLLC to prepare a funding application for the Loon Creek Lane culvert (*Resolution 2022-12-196*)

**Adjournment**

**SAND LAKE TOWN BOARD MEETING  
DECEMBER 14, 2022**

**RESOLUTION #2022-12-188**

**Approving a 60 Month Lease for a Pitney Bowes Mailing System**

|                           |                  |          |          |          |
|---------------------------|------------------|----------|----------|----------|
| <b>Moved By:</b> _____    | <b>Gendron:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
| <b>Seconded By:</b> _____ | <b>Nippes:</b>   | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Clemens:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Glasser:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Gallerie:</b> | <b>Y</b> | <b>N</b> | <b>A</b> |

**WHEREAS**, Resolution 2018-12-121 approved the lease of the Pitney Bowes Mailing System for a 48 month period at \$77 per month; and

**WHEREAS**, the current lease period is coming to an end on December 31, 2022; and

**WHEREAS**, Pitney Bowes has quoted a price of \$71.50 per month for a 60 month lease on a Send Pro C Semi-Automatic mailing system; now therefore be it

**RESOLVED**, that the Town Board authorizes a 60 month lease agreement with Pitney Bowes for the continued lease of the referenced mailing system for an average monthly cost of \$71.50, subject to approval as to form by the Town Attorney.

**SAND LAKE TOWN BOARD MEETING  
DECEMBER 14, 2022**

**RESOLUTION #2022-12-189**

**Appointing Daniel V. Hogle to the Zoning Board of Appeals**

**Moved By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_

|                  |          |          |          |
|------------------|----------|----------|----------|
| <b>Gendron:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
| <b>Nippes:</b>   | <b>Y</b> | <b>N</b> | <b>A</b> |
| <b>Clemens:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
| <b>Glasser:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
| <b>Gallerie:</b> | <b>Y</b> | <b>N</b> | <b>A</b> |

**WHEREAS**, the Zoning Board of Appeals has a vacancy to be filled due to the resignation of Mr. Scott Bendett; and

**WHEREAS**, the Town Board has considered several candidates resumes and expressions of interest; now therefore be it

**RESOLVED**, that the Town Board of the Town of Sand Lake hereby appoints Daniel V. Hogle to the Zoning Board of Appeals for a term ending December 31, 2025; and be it further

**RESOLVED**, the appointee shall complete the required training in Harassment and Discrimination, Work Place Violence, and four credit hours related to planning and/or zoning.

**SAND LAKE TOWN BOARD MEETING  
DECEMBER 14, 2022**

**RESOLUTION #2022-12-190**

**Authorizing Attendees at the New York State Association of Towns Annual Business Meeting**

|                           |                  |          |          |          |
|---------------------------|------------------|----------|----------|----------|
| <b>Moved By:</b> _____    | <b>Gendron:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
| <b>Seconded By:</b> _____ | <b>Nippes:</b>   | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Clemens:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Glasser:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Gallerie:</b> | <b>Y</b> | <b>N</b> | <b>A</b> |

**WHEREAS**, the Town of Sand Lake is a member of the Association of Towns of the State of New York; and

**WHEREAS**, the Annual Business Meeting of the Association of Towns will be held on February 19 thru 22, 2023; and

**WHEREAS**, Councilman Stephen Clemens and Councilman Paul Glasser will attend the Association of Towns Annual Meeting, now therefore be it

**RESOLVED**, that Councilman Clemens will be duly designated as the Town of Sand Lake Delegate, and Councilman Glasser will be designated as alternate in the absence of Councilman Clemens; and be it further

**RESOLVED**, that the attendees shall be entitled to reimbursement of reasonable, documented, necessary and ordinary expenses up to the amount of \$1000 as authorized by Town Law Article VIII §116(10).

**SAND LAKE TOWN BOARD MEETING  
DECEMBER 14, 2022**

**RESOLUTION #2022-12-191**

**Authorizing Installation of a Little Free Library by Kiwanis at Butler Park**

|                           |                  |          |          |          |
|---------------------------|------------------|----------|----------|----------|
| <b>Moved By:</b> _____    | <b>Gendron:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
| <b>Seconded By:</b> _____ | <b>Nippes:</b>   | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Clemens:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Glasser:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Gallerie:</b> | <b>Y</b> | <b>N</b> | <b>A</b> |

**WHEREAS**, Kiwanis International and Little Free Library have partnered to expand book access to many communities around the country; and

**WHEREAS**, the Kiwanis Club of Sand Lake has requested authorization to install a Little Free Library at Butler Park, a Town owned park; now therefore be it

**RESOLVED**, that the Town Board of the Town of Sand Lake authorizes the Kiwanis Club of Sand Lake to install a Little Free Library in Butler Park in an appropriate location agreed upon by the Commissioner of Public Works; and be it further

**RESOLVED**, the Kiwanis Club of Sand Lake is required to submit proof of liability insurance to the Office of the Town Clerk prior to the installation of the library.

**SAND LAKE TOWN BOARD MEETING  
DECEMBER 14, 2022**

**RESOLUTION #2022-12-192**

**Authorizing the Purchase of a Heavy Duty Pickup Truck for the Department of Public Works**

|                           |                  |          |          |          |
|---------------------------|------------------|----------|----------|----------|
| <b>Moved By:</b> _____    | <b>Gendron:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
| <b>Seconded By:</b> _____ | <b>Nippes:</b>   | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Clemens:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Glasser:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Gallerie:</b> | <b>Y</b> | <b>N</b> | <b>A</b> |

**WHEREAS**, the Commissioner of Public Works requires the replacement of Truck #5 in the Highway Department as it has become uneconomically repairable; and

**WHEREAS**, The Commissioner of Public Works has determined that this truck should be replaced with a heavy-duty pickup truck to maximize it's useful life to the Public Works Department; and

**WHEREAS**, Resolution 2022-11-178 authorized the solicitation of pricing for a new truck to replace Truck #5; and

**WHEREAS**, Westchester County NY has awarded bids to DeNooyer Chevrolet for Chevrolet 3500 HD Pickup Trucks and the terms of the bid specify that it shall be available to other municipalities pursuant to Section 103, subparagraph 16 of New York State General Municipal Law; and

**WHEREAS**, Denooyer Chevrolet has a truck in stock that meet the specifications as set forth by the Commissioner: and

**WHEREAS**, the Town of Sand Lake Purchasing Policy requires that purchases of \$20,000 or more must be approved by the Town Board, and

**WHEREAS**, the financial impact of this resolution is \$51,077.50 from 2023 Highway Machinery Equipment Budget Line DA 5130.2; now, therefore, be it

**RESOLVED**, that the Town Board authorizes the Commissioner of Public Works to purchase a 2023 Chevrolet Silverado 3500HD Regular Cab Work Truck from DeNooyer Chevrolet Inc. in an amount not to exceed \$51,077.50 not earlier than January 3, 2023.

**SAND LAKE TOWN BOARD MEETING  
DECEMBER 14, 2022**

**RESOLUTION #2022-12-193**

**Adopting a SEQR Negative Declaration and Approving Local Law #5 of the Year 2022 – A  
Local Law to Amend the Zoning Map Expanding the Hamlet Mixed Use Zone**

|                           |                  |          |          |          |
|---------------------------|------------------|----------|----------|----------|
| <b>Moved By:</b> _____    | <b>Gendron:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
| <b>Seconded By:</b> _____ | <b>Nippes:</b>   | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Clemens:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Glasser:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Gallerie:</b> | <b>Y</b> | <b>N</b> | <b>A</b> |

**WHEREAS**, the Sand Lake Town Board met on November 29<sup>th</sup>, 2022 to introduce proposed Local Law #5 of 2022 and set a Public Hearing for 7:00 pm on Wednesday, December 14<sup>th</sup>, 2022; and

**WHEREAS**, the Town Board of the Town of Sand Lake has reviewed the attached proposed Local Law No. 5 of 2022 Amending the Zoning Map by Expanding the Hamlet Mixed Use Zone of the Town of Sand Lake, and believes same is appropriate as to form and substance, and a Public Hearing having been conducted herein so as to get input from members of the Sand Lake Community, and good cause appearing therefore; and

**WHEREAS**, based on its consideration of the proposed Project, its review of the Environmental Assessment Form and all other supporting information submitted in connection with the proposed Project, and the criteria set forth in 6 NYCRR § 617.7, the Town of Sand Lake Town Board, as lead agency, has identified and analyzed the relevant areas of environmental concern to determine whether the proposed action may have a significant adverse impact on the environment; and now, therefore, be it

**RESOLVED**, that the Town Board hereby finds and determines that the proposed Project will not have any significant adverse impacts on the environment and therefore issues a Negative Declaration of Environmental Significance pursuant to SEQRA for the reasons set forth in the attached Determination of Significance and Parts 2 and 3 of the EAF, all of which is incorporated herein by reference and the reading all of which are waived; and be it further

**RESOLVED**, that proposed Local Law No. 5 of the year 2022 is hereby approved and adopted; and be it further

**RESOLVED**, that the Town Clerk is hereby authorized and directed to file a certified copy of Local Law No. 5 of 2022 with the Office of the New York State Secretary of State.



**TOWN OF SAND LAKE**

**LOCAL LAW NO. 5 OF THE YEAR 2022.**

**A Local Law to amend the Zoning Map  
expanding the Hamlet Mixed Use Zone.**

**Be it enacted by the Town Board of the Town of Sand Lake as follows:**

**ARTICLE I. INTENT**

This Local Law shall be known as Local Law No.5 of 2022, and shall amend Chapter 250, Article III, Section 250-11 of the Town of Sand Lake Code and the Zoning District Map relating thereto, relative to the inclusion of the former St. Henry's School property, 27 Lake Avenue, tax map # 148.3-1-27.2 and the existing St. Henry's Church property, 39 Old Route 66, tax map # 148.3-1-27.1 in the HMU Hamlet Mixed Use Zoning District. The purpose of this Local Law is to update Chapter 250, Article III, Section 250-11 of the Sand Lake Town Code and the Zoning District Map relating thereto to address the change in circumstances since the last update to such Section and Zoning District Map in 2017 made by the adoption of Local Law No. 4 of 2017.

**ARTICLE II. LEGISLATIVE ACTION**

The Town Board of the Town of Sand Lake, New York, hereby amends Chapter 250, Article III, Section 250-11 of the Sand Lake Town Code and the Zoning District Map relating thereto, so as to include in the HMU Hamlet Mixed Use District the former St. Henry's School property 27 Lake Avenue, tax map # 148.3-1-27.2 and existing St. Henry's Church property, 39 Old Route 66, tax map # 148.3-1-27.1, in that at the time of the last update to such Section and Zoning District Map relating thereto in 2017, made by the adoption of Local Law No. 4 of 2017, such properties were included in the R-Residential District and are now best suited for Hamlet Mixed Use designation.

**Article III. Effective Date.**

This Local Law shall take effect immediately upon its filing with the Secretary of State.

**SAND LAKE TOWN BOARD MEETING  
December 14, 2022**

**RESOLUTION #2022-12-194**

**Scheduling a Public Hearing to Consider a Resolution Endorsing the NYS Restore NY Communities Initiative Application for Rehabilitation of the Building located at 27 Lake Avenue**

|                           |                  |          |          |          |
|---------------------------|------------------|----------|----------|----------|
| <b>Moved By:</b> _____    | <b>Gendron:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
| <b>Seconded By:</b> _____ | <b>Nippes:</b>   | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Clemens:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Glasser:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Gallerie:</b> | <b>Y</b> | <b>N</b> | <b>A</b> |

**WHEREAS**, the Town Board of the Town of Sand Lake has reviewed the attached proposed Resolution seeking to endorse the NYS Restore NY Communities Initiative Application for Rehabilitation of the Building located at 27 Lake Avenue, and believes that a Public Hearing should be held to receive input from members of the Sand Lake Community, and good cause appearing therefore; now therefore be it

**RESOLVED**, that proposed resolution seeking to endorse the NYS Restore NY Communities Initiative Application for Rehabilitation of the Building located at 27 Lake Avenue is hereby approved as to form; and be it further

**RESOLVED**, that a Public Hearing will be held at 7:00 pm on December 28, 2022, at the Town Hall of the Town of Sand Lake located at 8428 NY Route 66, Sand Lake, New York, so as to the allow the Town Board to hear Public Comment on the proposed resolution; and be it further

**RESOLVED**, that the Town Clerk is hereby authorized and directed to issue appropriate Public Notice of the Public Hearing scheduled herein.

**SAND LAKE TOWN BOARD MEETING  
DECEMBER 14, 2022**

**RESOLUTION # 2022-12-195  
Budget Transfers/Amendments**

At the Town Board meeting of the Town of Sand Lake, New York held in the Town Hall on the 14<sup>th</sup> day of December, 2022 the following resolution was:

|                    |  |          |       |
|--------------------|--|----------|-------|
| MOVED BY: _____    |  | Nippes   | _____ |
|                    |  | Gendron  | _____ |
|                    |  | Clemens  | _____ |
| SECONDED BY: _____ |  | Glasser  | _____ |
|                    |  | Gallerie | _____ |

**Be It Resolved** the following transfers are made to the 2022 Budget:

| <b>From</b>  | <b>To</b>  | <b>Amount</b> |
|--|--|---------------|
| A 1490.1000<br>Public Works Personal                   | A 1490.4000<br>Public Works Contractual              | \$ 300.00     |
| A 1990.4000<br>Contingency Contractual                 | A 1650.4000<br>Central Communications Contractual    | \$ 200.00     |
| A 1990.4000<br>Contingency Contractual                 | A 7150.4000<br>Special Recreational Fac. Contractual | \$ 300.00     |
| A 1990.4000<br>Contingency Contractual                 | A 1910.4300<br>Unallocated Insurance                 | \$ 216.00     |
| A 1990.4000<br>Contingency Contractual                 | A 1680.4000<br>Central Data Processing Contractual   | \$ 3,000.00   |
| A 1990.4000<br>Contingency Contractual                 | A 3620.4000<br>Building Inspector Contractual        | \$ 1,000.00   |
| A 3620.2000<br>Building Inspector Equipment            | A 3620.4000<br>Building Inspector Contractual        | \$ 200.00     |
| SS2 8120.4000<br>Sewer Collections Contractual Dist. 2 | SS2 8120.2000<br>Sewer Collections Equipment Dist. 2 | \$ 1,246.00   |

**Budget Amendments**

None at this time.

**SAND LAKE TOWN BOARD MEETING  
DECEMBER 14, 2022**

**RESOLUTION #2022-12-196**

**Retaining FCM Engineering PLLC to Prepare a Funding Application for the Loon Creek Lane Culvert**

|                           |                  |          |          |          |
|---------------------------|------------------|----------|----------|----------|
| <b>Moved By:</b> _____    | <b>Gendron:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
| <b>Seconded By:</b> _____ | <b>Nippes:</b>   | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Clemens:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Glasser:</b>  | <b>Y</b> | <b>N</b> | <b>A</b> |
|                           | <b>Gallerie:</b> | <b>Y</b> | <b>N</b> | <b>A</b> |

**WHEREAS**, Resolution 2022-11-180 authorized the Town Supervisor to solicit Expressions of Interest (EOI) to assist in preparing a funding application for the Replacement of the Loon Creek Lane Culvert under the next round of the Bridge NY Program; and

**WHEREAS**, a request for Expressions of Interest was published and was responded to by FCM Engineering PLLC; and

**WHEREAS**, FCM Engineering has responded to the EOI with a highly qualified and experienced team demonstrating a familiarity with the Bridge NY Program and detailed knowledge of the Loon Creek Lane Culvert Project; now, therefore, be it

**RESOLVED**, that the Town Board authorizes the Town Supervisor to award the project of preparing and submitting the Bridge NY Funding Application on behalf of the Town of Sand Lake to FCM Engineering PLLC.