

**Town of Sand Lake
Planning Board Minutes
April 21, 2021**

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 of the actual proceedings. The transcript of this meeting has been recorded and is available at the Town Hall.

CALL TO ORDER: Arthur Herman, Chairman, called the meeting to order at 7:30 PM

MEMBERS PRESENT: Ralph LaMontagna, Michael Groff, Mary Ellen Trumbull, Jonathan Bernstein, Rick Giolito, Andrew Karl, Craig Crist, Esq.

MEMBER ABSENT:

OTHERS PRESENT: Justin Adamo, Anja Carr, Ryan Hodge, Joseph & Melissa Jankovic, Kathryn Griffin, Monica Ryan (Town Planner)

RECORDING CLERK: Laura Fedoreshenko, Clerk for the Planning Board and ZBA

Scenic Preservation Review

Justin Adamo (Applicant)
Anja Carr (Property owner)
3 Lawson Road, Sand Lake, NY 12153
RR-Residential

Tax Map # 149.11-1-21

Lot Size: .45 acre

A Scenic Preservation Review Application to construct a deck within 100' of Big Bowman Pond.

Contractor Justin Adamo presented and summarized the project which had been initially presented at the April 7, 2021 Planning Board meeting. Arthur Herman (AH) explained that at the previous PB meeting, it was decided by the Board that a site visit was necessary as well as a detailed sketch plan for the project. A detailed sketch plan was viewed, and Ralph LaMontagna (RL) stated that the additional details had been included and the project looked straight forward; thus, he was good with it. Mary Ellen Trumbull (MET) agreed with RL's statements. She then asked that it be confirmed that there would not be anything built out over the water. Mr. Adamo replied that was correct as the project would stop at the water's edge with no overhang in the water. AH stated it looked like it would be a 10' x 30' deck to basically cover up the existing concrete along with a 4' wide walkway. Michael Groff (MG) agreed with AH's statement and stated the project looked good to him.

AH motioned to classify this project as a Type 2 action under SEQR and declared the Town of Sand Planning Board as Lead Agency; seconded by MG and approved by all. AH motioned to approve the Scenic Preservation Application as presented; seconded by MG and all approved. AH stated that no digging had been proposed; thus, no need to cite erosion control measures and Mr. Adamo agreed.

Site Plan Review Application

Ryan Hodge (Applicant/Property Owner)
25 Mountain View Drive
Averill Park, NY 12018

Tax Map # 148.-7-37.31

Lot Size: 1.72 acres

R – Residential Zoning District

A Site Plan Review Application for the construction of a 40' x 40' garage on a residential property.

Ryan Hodge explained that the project consisted of building a 40' x 40' garage. He stated that the garage would be 60' from the one property line, 50' from the other and that it would be 30' away from the drainage easement that ran along the side of the property. It was noted that the applicant had shifted the previously proposed location from the side yard to the back yard based on comments received at the PB meeting on June 3, 2020 meeting. Details of the property were viewed and AH noted that the proposed location had been shifted to the backyard which was a better choice to which Mr. Hodge agreed. AH asked if the garage would be one or two story to which Mr. Hodge replied that it would be two-story with storage on the top floor. He added that it the exterior would match the house and stated it would consist of two garage doors. RL commented that if outdoor lighting was to be utilized, it needed to illuminate downward versus towards the neighbors or sky.

AH motioned to classify this project as a Type 2 action under SEQR and declared the Town of Sand Planning Board as Lead Agency; seconded by MET and all approved. AH motioned to approve the Site Plan Review Application as submitted; seconded by MG and all approved.

OTHER BUSINESS:

Executive Session

At 7:40pm, MET motioned for the Board to go into Executive Session to confer with counsel for attorney/client privileged communication. The motion was seconded by AH and all approved.

At 8:15pm, AH motioned to end the Executive Session and resume the PB meeting; seconded by RL and all approved.

Code Enforcement Officer Formal Determination on Use

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

Review of formal zoning determination on classification of use.

AH stated that the Code Enforcement Office had made a formal determination for the use of the Joseph Jankovic property and that the Board would the proceed with the item at the PB meeting of May 5, 2021.

DRAFT RESOLUTIONS – Applications had been approved at the April 7, 2021 Planning Board Meeting

Negative Declaration for Christopher & Mari Wachtel

AH motioned to waive the full reading of the Negative Declaration; seconded by MET and all approved. AH motioned to approve the Negative Declaration in its entirety; seconded by MET and all approved.

Minor Subdivision for Christopher & Mari Wachtel

AH motioned to waive the full reading of the draft Resolution; seconded by MG and all approved. AH motioned to approve the Resolution in its entirety; seconded by MG and all approved.

Special Use Permit for Maureen Straight

AH motioned to waive the full reading of the draft Resolution; seconded by MG and all approved.

AH motioned to approve the Resolution in its entirety; seconded by MET and all approved.

Sign Placement for Lake Avenue Community Church

AH motioned to waive the full reading of the draft Resolution; seconded by RL and all approved.

AH motioned to approve the Resolution in its entirety; seconded by MG and all approved.

Boundary Line Adjustment for Christopher & Jennifer Rollins

AH motioned to waive the full reading of the draft Resolution; seconded by MG and all approved.

AH motioned to approve the Resolution in its entirety; seconded by MG and all approved.

Boundary Line Adjustment for Scott & Claudia Bendett

AH motioned to waive the full reading of the draft Resolution; seconded by MG and all approved.

AH motioned to approve the Resolution in its entirety; seconded by MG and all approved.

ADJOURNMENT – AH motioned to adjourn the meeting at 8:24pm; seconded by MG and all approved.