

**Town of Sand Lake
Planning Board Minutes
August 18, 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, Rick Giolito, Jonathan Bernstein, Andrew Karl, Craig Crist, Esq.

MEMBER ABSENT:

OTHERS PRESENT: Michael Lawrence, Scott Blair, Monica Ryan (Town Planner)

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

Special Use Permit Application

Michael Lawrence (Property Owner)
4066 NY Route 150
West Sand Lake, NY 12196
AR-Agricultural/Residential Zoning District

Tax Map #: 158.-1-30.1
Lot Size: 4.70 acres

A Special Use Permit application for a Home-Based Business II for a plumbing business on a residential property.

This is the second meeting for this project for a “home-based business II” which requires a Special Use Permit and Site Plan Review. Applicant Michael Lawrence was present to represent the project. Mr. Lawrence explained that he is building a house and that he works out of his house and wants to park work vehicles on the property, he provided a map sketch of the property and layout of activities. He stated that he is far enough back from the road so it’s not visible. There’s no noise that would be created and he takes care of his property so there will be no complaints on what it will look like. Arthur Herman (AH) sought confirmation that Mr. Lawrence has a plumbing business that he operates from his home but all job sites are off-site. Mr. Lawrence agreed. They reviewed the Site Plan. Rick Giolito (RG) asked the applicant to confirm that there would be no tractor trailer used for storage as previously proposed and that all storage and parking related to the business would be at least 100 feet from any property line. The applicant agreed that he had removed the tractor trailer from his proposal and that all business-related uses are setback 100 feet. Mary Ellen Trumbull (MET) asked about the dumpster on the map. It was confirmed that there would be one dumpster and one are for a 10 x 10 scrap metal pile for discarded hot water heaters, for example, that would be removed once it got to that size. Andrew Karl (AK) asked about the power pad on the sketch. It was explained that it was a transformer for power to the house. AK said it looked like the location of scrap pile and dumpster were in a good location because the adjacent property is an open field; and the parking located in the side, rear yard as it should be.

With no more discussion, AH opened the public hearing at 7:38. AH confirmed with Monica Ryan (MR) that there were no written public comments. A person from the public asked for further clarification about the business as they were late arriving and specifically whether there would be any buildings involved in the business. It was stated that there would not be any buildings and it was reiterated that there would be a couple of work vehicles, a small scrap metal storage area, a dumpster and all these activities would be at least 100 feet from the side property line and set well off the front property line. A concern was raised that were wetlands on the adjacent property. AH stated that all the activities would be in the center of the property.

With no further comments, AH motioned to close the public hearing at 7:43PM which was seconded by Michael Groff (MG) and all approved. AH motioned to classify the project as a Type 2 action under SEQR and declared the Town of Sand Lake Planning Board as Lead Agency; seconded by MET and all approved. AH motioned to approve the home-based business II as proposed for a special use permit. MG seconded the motion and it was unanimously carried. There was discussion that all business specific activities would be listed out in the resolution for clarity.

RESOLUTION APPROVALS

Site Plan Review for SKJ Wine and Liquor/Sarbjheet Sahuta

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

AH motioned to approve the Resolution in its entirety; seconded by Ralph LaMontagna (RL) and all approved.

Scenic Preservation for Mary Ellen Bielawa

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

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

Scenic Preservation for Michael & Joanne Ingham

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

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

Boundary Line Adjustment for Frank Maier and Gundrum Point Association, Inc.

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

AH motioned to approve the Resolution in its entirety; seconded by MG and approved by MET, Jonathan Bernstein (JB), RG, AK. The motion was opposed by RL.

MINUTES APPROVAL

AH motioned to accept the May 5, 2021 minutes with one edit on page 2; seconded by MG and all approved.

ADJOURNMENT – AH motioned to adjourn the meeting at 7:53pm; seconded by MG and all approved.