

**Town of Sand Lake
Planning Board Minutes
August 21, 2019**

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:** Mary Ellen Trumbull, Rick Giolito, Jonathan Bernstein, William Glasser, Craig Crist
- MEMBER ABSENT:** Ralph LaMontagna, Michael Groff
- OTHERS PRESENT:** Matthew Rutherford
- RECORDING CLERK:** Laura Fedoreshenko, Clerk for the Planning Board and ZBA

Minor Subdivision Application and Public Hearing

Matthew Rutherford
James P. Furlong (Property Owner)
92 Oak Hill Road
Sand Lake, NY 12153
RR – Rural Residential Zoning District

Tax Map #148.-2-29.1

Lot Size: 68.47 acres
Lot 2A - 56.69 acres
Lot 2B - 11.78 acres

A Minor Subdivision Application to subdivide a 68.47-acre parcel into two lots.

Matthew Rutherford presented and stated that with this subdivision, he would be taking the 11.78 acres and the house would remain with the rest of the 56.69 acres. Mary Ellen Trumbull (MET) asked Mr. Rutherford if he was buying the house. Mr. Rutherford replied no, just the acreage. Jonathan Bernstein (JB) read the Public Hearing notice. While Arthur Herman (AH) noted that no one else from the public was in attendance, MET stated that a public comment had been submitted to the Planning Board. AH opened the Public Hearing at 7:35pm; seconded by JB and all approved. Craig Crist (CC) pointed out that MET had noted the receipt of a comment and asked if she would read it. MET stated that the comment had actually been a phone call from a property owner who could not make the meeting however is adjacent to the proposed subdivision. MET read the comment which asked what were the future plans for the 11.78 acres. Mr. Rutherford replied that future plans included a house be built on other side of the property which would be closer to the Furlong house. MET added that there were also concerns about landscaping. Mr. Rutherford replied that he had no plans for such at this time. MET then asked if there would be any future subdivision(s). Mr. Rutherford replied there would definitely be no subdivision from here on out. AH asked if the plan is for just one home at some point. Mr. Rutherford agreed. With no further questions, AH motioned to close the Public Hearing at 7:37 pm; seconded by MET and all approved. AH then motioned to give this action a negative declaration under SEQ. He stated the Town of Sand Lake Planning Board, as Lead Agency, has determined from the information presented and ensued discussion, the proposed activities will not present a significant adverse effect

on the environment. A determination of non-significance will be recorded and a Draft Environmental Impact Statement need not be prepared. Seconded by JB and all approved. AH then motioned to give this Minor Subdivision preliminary and final approval, as submitted, and to waive the final hearing. Seconded by JB and all approved.

MINUTES – Approval of the July 3, 2019 minutes were tabled until the next meeting to allow for appropriate Planning Board members to be available for the vote.

Additional Business: CC explained that before the Planning Board was the written negative declaration for the EW Birch Subdivision to be adopted. AH motioned that this written negative declaration be adopted; seconded by MET and all approved.

ADJOURNMENT – AH motioned to adjourn the meeting at 7:40pm; seconded by MET and all approved.