

**Town of Sand Lake
Planning Board Minutes
December 19, 2018**

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, Dominick Bates, Michael Groff, Jonathan Bernstein, Mary Ellen Trumbull, David King and Lawrence Howard, Esq.

MEMBER ABSENT:

OTHERS PRESENT: Geoffrey Mohos, Monica Ryan

RECORDING CLERK: Karol O’Sullivan, Clerk for the Planning Board and ZBA

Minor Subdivision Application and Public Hearing

Geoffrey Mohos

33 Zack Lane

Averill Park, NY 12018

R – Residential Zoning District

Tax Map # 169.2-1-47.111

Lot Size: 10.24 acres

Lot 1A – 6.234 acres

Lot 1B – 4.010acres

A Minor Subdivision Application to divide a 10.24-acre parcel into two lots.

Art Herman (AH) asked Vice Chair, Ralph LaMontagna (RL), to read the Public Hearing Notice. AH asked Geoffrey Mohos to explain his subdivision. Mr. Mohos stated he wanted to subdivide 4 acres from his 10-acre parcel so he can sell the one lot.

AH motioned to open the Public Hearing at 7:34 PM. Mary Ellen Trumbull (MET) seconded the motion and all approved. With no comment/questions from the public, AH motioned to close the Public Hearing at 7:35 PM. David King (DK) seconded the motion and all approved. Michael Groff (MG) pointed out that the survey maps needed to be corrected under General Notes because Note #1 should be omitted as an official survey of the land has been completed. AH motioned an unlisted action under SEQR, declaring the Town of Sand Lake Planning Board to be the Lead Agency. DK seconded the motion and all approved. AH made a motion to give this action a negative declaration under SEQR. He stated that the Town of Sand Lake Planning Board, as Lead Agency, has determined from the information presented and ensuing discussion, the proposed activities will not present a significant adverse effect on the environment. Dominick Bates (DB) seconded the motion and all

approved. AH made a motion to grant approval to the Minor Subdivision Application, as presented, granting preliminary and final approval of the plan, with the condition that the survey map General Note #1 be omitted, and waived the final hearing. RL seconded the motion and all approved. MG explained to Mr. Mohos that General Note #1 states "The property lines on the map are based on tax parcel lines and are not the result of an actual field survey." He pointed out the official survey has now been done and the lines are based on an actual survey.

ADDITIONAL DISCUSSION

AH explained to the PB that Edward Patanian (EJP, Inc.) has requested a final approval with conditions for his Phase 2 Springer Road major subdivision. AH explained to the PB that EJP had received a conditional final approval for the subdivision and has met the conditions of gaining an area variance approval from the ZBA for Lot 8 insufficient road frontage and approval from the Town Board for the extension of the sewer lines. EJP's final approval with conditions would consist of:

- Rensselaer County Health Department approval;
- NYS DEC construction exemption approval; and
- covenants added to property owner deeds for (1) land owner is responsible for repair and maintenance of storm water control facility on their property and (2) land owner is responsible for grinder pumps/lateral to main line.

The PB understood and agreed with granting the final approval with conditions request.

MINUTES – MET motioned to approve the meeting minutes of October 17, 2018. DK seconded the motion and all approved.

ADJOURNMENT

AH motioned to adjourn the meeting at 7:41 PM. MG seconded the motion and all approved.