

**Town of Sand Lake
Planning Board Minutes
February 17, 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 7:36 PM

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

MEMBER ABSENT:

OTHERS PRESENT: Edward Patanian, Monica Ryan (Town Planner)

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

Minor Subdivision Application & Public Hearing

Edward Patanian/Westfall Village (property owner)
16 Averill Avenue
Averill Park, NY 12018
PPD – Westfall Village Planned Development District

Tax Map # 147.2-4-21.1

Current Parent Lot Size: 19.02 acres
Proposed Lot 3 Size: .7073 +/- acres
Proposed Parent Lot Size: 18.31 acres

A Minor Subdivision Application to create a .7073-acre lot from a 19.02-acre parcel.

Edward Patanian summarized the project originally presented at the Planning Board (PB) meeting on February 3, 2021. Arthur Herman (AH) motioned to open the Public Hearing at 7:36 pm; seconded by Mary Ellen Trumbull (MET) and all approved. Ralph LaMontagna (RL) read the Public Hearing Notice that had been posted in the Troy Record and the Advertiser. With no public written or online comments received, AH motioned to close the Public Hearing at 7:37 pm; seconded by MET and all approved. AH motioned to grant this Minor Subdivision, as submitted, preliminary and final approval and waive the final hearing. The motion was seconded by MET and all approved.

MINUTES:

MET motioned to accept the January 6, 2021 minutes as presented; seconded by RL and all approved.
MET motioned to accept the January 20, 2021 minutes as presented; seconded by AH and all approved.
MET motioned to accept the February 3, 2021 minutes as presented; seconded by RL and all approved.

ADDITIONAL BUSINESS:

AH informed the Board members that the Barnes Road Neighborhood Association had filed an Article 78 in regards to the Special Use Permit/Site Plan Review Application that had been approved for Kenneth Bailey. Jonathan Bernstein (JB) asked who the respondents were. Craig Crist (CC) replied the Town of Sand Lake Planning Board and Kenneth Bailey. CC noted that the PB members had not been noted individually and that the Town Attorney is defending the case.

ADJOURNMENT – AH motioned to adjourn the meeting at 7:42 pm; seconded by MET and all approved.