

**Town of Sand Lake  
Planning Board Minutes  
February 20, 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:** Rick Giolito, Dominick Bates, Michael Groff, Mary Ellen Trumbull, Ralph LaMontagna Arthur Herman, Craig Crist

**MEMBER ABSENT:** Jonathan Bernstein

**OTHERS PRESENT:** Denise Bottachiari, Frank Connors, Mr.Valente

**RECORDING CLERK:** Karol O’Sullivan & Laura Fedoreshenko, Clerks for the Planning Board and ZBA

**Minor Subdivision Application and Public Hearing**

Denise and Frank Bottachiari  
Helen Momrow (Property Owner)  
29 Lindeman Road  
Sand Lake, NY 12153  
R – Residential Zoning District

**Tax Map#149.-2-30.1**  
  
Lot Size: 127.8 acres  
Lot 1 - 122.8 acres  
Lot 2 – 5.46 acres

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

Represented by Denise Bottachiari and Frank Connors. Denise stated they are seeking approval for minor subdivision on Lindeman Road to build a new home. AH commented that as this is the second meeting, the application is familiar with the PB members and asked PB members if there were any other questions for which there were none. AH commented that the subdivision is strange due to the wraparound for road frontage. Frank responded it was due to needed road frontage to meet code requirements. RL read the Public Hearing Notice and at 7:35PM, Art Herman (AH) motioned to open the meeting to the public. Seconded by Mary Ellen Trumbull (MET) and all approved. Mr. Valente

commented that these folks have been natives and should stay there. AH asked Mr. Valente if that meant he approved for which he agreed.

With no other questions from the PB members or the public, AH made a motion to declare the Public Hearing closed at 7:36PM. Seconded by RL and all approved. AH motioned to declare this as an unlisted action under SEQR, declaring the Town of Sand Lake Planning Board to be the Lead Agency. Seconded by DB and all approved. AH made a motion to give this action a negative declaration under SEQR. He stated 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. A determination of non-significance will be recorded and a Draft Environmental Impact Statement need not be prepared. Seconded by DB and all approved. AH made a motion to grant approval to this Minor Subdivision Application as submitted. Seconded by MG and all approved.

**MINUTES** –None at this time.

**ADJOURNMENT**

MET motioned to adjourn the meeting at 7:40 PM. RL seconded the motion and all approved.