

**Town of Sand Lake
Planning Board Minutes**

February 21, 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: Dominick Bates, Ralph LaMontagna, Michael Groff, Mary Ellen Trumbull and Lawrence Howard, Esq.

MEMBER ABSENT: David King and Jonathan Bernstein

OTHERS PRESENT: Justin Adamo

RECORDING CLERK: Karol O’Sullivan, Clerk for the Planning Board and Zoning Board of Appeals

Art Herman (AH) welcomed Mary Ellen Trumbull (MET) as a new member of the Planning Board.

Scenic Preservation Application

Justin Adamo

53 Windmill Way

Sand Lake, NY 12153

RR – Residential/Recreation Zoning District

Tax Map #149.7-1-4

Lot Size: 2.2 acres

AH asked Justin Adamo to explain his Application request. Mr. Adamo said he was looking to put an addition on his house for his expanding family. AH asked if he was moving any closer to Big Bowman Pond and Mr. Adamo said no, it is actually moving further away, adding only one corner of the house was 92’ from the body of water. AH asked what rooms were being added in the addition and was told a new bedroom and dining room. Mr. Adamo said the addition design leaves the ability for future expansion, but for the present it would remain a bedroom and dining room. AH asked about the existing septic system. Mr. Adamo explained it was a concrete septic which drains to the opposite side of the house from where the addition was being placed. AH explained that the addition of a bedroom usually requires the expansion of the septic. Mr. Adamo said he had not come prepared with details of the septic other than it was a 1,000-gallon tank. He said they purchased the house four years ago. At the time of purchase, he did not do an inspection of the septic, as a prior interested buyer conducted the inspection and then their sale fell through. Therefore, he just used that inspection. Dominick Bates (DB) asked if the septic had leach fields or if the septic has been pumped. Mr. Adamo said he hasn’t pumped the septic since making the house purchase and plans on doing it this summer. AH explained that he just wanted to ensure that the current location of the septic allowed for expansion and asked

Lawrence Howard (LH) if the Town's Building Department would oversee the septic. LH said yes and the septic could be a condition of the Planning Board's (PB) approval. The PB looked at drawings of the proposed layout of house and addition and were advised the septic was at the opposite side of the house from the addition and was located between the current dwelling and garage. Mr. Adamo then clarified that while the addition was adding a bedroom, the plan was to move his child from a small room in the current dwelling to the new bedroom and making that current small room into closet space or a den. MET asked if water would be brought into the addition and was advised yes, a bathroom was planned. AH again explained that the addition of bedrooms is the standard by which decisions are made on septic systems.

Ralph LaMontagna (RL) asked if there was any planned lighting for the addition. Mr. Adamo said he would probably place exterior lighting on each corner of the house for the driveway. RL explained that there should be no lighting which would impact neighbors or the dark sky. AH asked the PB if there were any further questions and stated that he did not believe the Application warranted a site visit to which all agreed. AH asked if any trees would be removed and Mr. Adamo said yes, but not within 100' of Big Bowman Pond. RL asked about the exterior of the addition. Mr. Adamo said he would match the current dwelling with Adirondack log cabin siding. He said he would be working with Valente Lumber to match the wood and color for the addition.

AH made a motion to declare the activities proposed under the Scenic Preservation Application as an unlisted action under SEQR, declaring the Town of Sand Lake Planning Board, as Lead Agency. RL seconded the motion and all approved. AH made a motion to give this Application a negative declaration under SEQR, that the Town of Sand Lake Planning Board, as Lead Agency, has determined from the information presented and discussion, that the proposed activities would have a non-significant impact on the environment. A determination of non-significance will be recorded and a Draft Environmental Impact Statement need not be prepared. DB seconded the motion and all approved. AH made a motion to grant approval to this Scenic Preservation Application, as submitted, subject to the following conditions: (1) protective action will be taken during and after construction to prevent any discharge of sediment into the Pond until ground is replanted and (2) if additional bedrooms are added, the septic system must comply with Rensselaer County Health Department requirements. MET seconded the motion and all approved.

MINUTES – AH motioned to approve the January 17, 2018 meeting minutes. RL seconded the motion, MET abstained as she was not in attendance at January 17 meeting, and all approved.

ADJOURNMENT

AH motioned to adjourn the meeting at 7:43 PM. Michael Groff seconded the motion and it was unanimously approved.