

**Town of Sand Lake
Planning Board Minutes
February 3, 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

Arthur Herman (AH) announced and welcomed Andrew Karl (AK) as a new Planning Board (PB) member.

Minor Subdivision Application

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 stated that he had been in front of the Planning Board (PB) back on October 16, 2019 for a Site Plan Review for three new buildings which had been approved. Mr. Patanian added that since that time there had been supplier shutdowns and a rise in cost for building materials due to COVID-19. He added that he was able to get in the underground utilities and plumbing as well as the foundation for the first building; however, in order to proceed he needed to subdivide off the proposed parcel to utilize as collateral to be able to secure a mortgage to build the building. The survey plat was reviewed and AH clarified if the subdivision was being done to make it a separate lot. Mr. Patanian replied yes and stated he had done this in the past with previous buildings so that the mortgage just encumbered the proposed lot. Ralph LaMontagna (RL) stated the project seemed pretty straightforward and asked Monica Ryan if it would change the original site plan which had all the details. Ms. Ryan replied no, the request was to simply subdivide it and the original site plan remained the approved survey plat of record for all three buildings. AK asked how many units were in the building and Mr. Patanian replied 10. AK stated it would still meet parking requirements. Mr. Patanian replied that the proposed project would be to just divide off the parcel and the parking for the building had been previously reviewed/approved at the Site Plan Review. AH stated it appeared that there would be 20 parking spaces for the building. Mr. Patanian replied that that the Zoning Code required 1 ½ spaces per unit and that number was exceeded in addition to a space for each unit in the garage. It was clarified that SEQR had been done as part of the GEIS. Mr. Patanian then stated that he had thought that a Public Hearing was not needed if doing a subdivision

within the approved Planned Development project. Ms. Ryan explained that a Public Hearing for any subdivision was a required under State Law; thus, could not be waived. With no further questions, AH motioned to schedule a Public Hearing for February 17, 2021 at 7:30pm. The motion was seconded by Mary Ellen Trumbull (MET) and all approved and all approved.

DRAFT RESOLUTION(S) APPROVALS:

Negative Declaration for Howard and Susan Read

AH motioned to waive the full reading of the draft Negative Declaration; seconded by MET and all approved.

AH motioned to approve the Negative Declaration in its entirety; seconded by MET and all approved.

Minor Subdivision for Howard and Susan Read

AH motioned to waive the full reading of the draft Resolution; seconded by MET and all approved.

AH motioned to approve the Resolution in its entirety; seconded by MET and all approved.

Sign Placement for Christine Kehn for Gipfel Coffee Company

AH motioned to waive the full reading of the draft Resolution; seconded by Rick Giolito (RG) and all approved.

AH motioned to approve the Resolution in its entirety; seconded by MET and all approved.

MINUTES:

MET motioned to accept the November 18, 2020 minutes as presented; seconded by AH and all approved.

RL motioned to accept the December 2, 2020 minutes as presented; seconded by MET and all approved.

MET motioned to accept the December 16, 2020 minutes as presented; seconded by AH and all approved.

ADJOURNMENT – AH motioned to adjourn the meeting at 7:45 pm; seconded by MET and all approved.