

**Town of Sand Lake
Planning Board Minutes
January 16, 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: Ralph LaMontagna, Dominick Bates, Michael Groff, Mary Ellen Trumbull, Jonathan Bernstein, Scott Ely and Craig Crist

MEMBER ABSENT:

OTHERS PRESENT: William Glasser, Rea Martin Monica Ryan

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

Boundary Line Adjustment

Susan Burns (Trustee of The Hungerford Family Trust) **Tax Maps #158.-3-4.3/158.-3-1**

28 and 32 Olmstead Lane

Averill Park, NY 12018

R – Residential Zoning District

Donor Parcel Tax Map #158.-3-4.3 28 Olmstead Lane, Averill Park, NY 12018 Current Lot Size 6.138 acres/Donating .224 acres/Proposed Adjusted Lot Size 5.915 acres

Receiving Parcel Tax Map #158.-3-1 32 Olmstead Lane, Averill Park, NY 12018 Current Lot Size .465 acres/Receiving .224 acres/Proposed Adjusted Lot Size .689 acres

A Boundary Line Adjustment Application to donate .224 acres to an existing residential lot.

William Glasser presented before the Planning Board (PB) on behalf of the Family Trust. He explained the Trust is conveying a 50’ strip of land to the Lands of Browe because the Browe’s driveway is on the Family Trust land. He explained that Monica Ryan (MR) had pointed out that the proposed boundary line adjustment would increase the inadequate road frontage for the Tax Map #158.-3-4.3 parcel. He explained the two Family Trust parcels shown on the survey map (158.-3-4.3 and 158.2-1-13) will eventually be merged into one parcel with one tax bill and will provide the Family Trust with the required road frontage for the parcel according to zoning requirements. Dominick Bates (DB), Michael Groff (MG) and Ralph LaMontagna (RL) stated the boundary line adjustment was pretty straightforward. RL said the plan made the non-conforming lot more conforming to code and moves the boundary line further away from the existing Browe driveway. Art Herman (AH) commented that

the yellow shaded driveway on the map goes back further onto another parcel of land. Mr. Glasser said Mr. Browe has his “stuff” on that land and that issue would be a subject for another day and is not included in the boundary line adjustment application.

With no other questions from the PB, AH made a motion to declare this Boundary Line Adjustment as an unlisted action under SEQR, declaring the Town of Sand Lake Planning Board to be the Lead Agency and no other involved parties. Mary Ellen Trumbull (MET) seconded the motion 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. DB seconded the motion and all approved. AH made a motion to grant approval of this Boundary Line Adjustment Application, as submitted. RL seconded the motion and all approved.

Special Use Permit

Pagliavento Builders

Tax Map #170.-1-29.214

153 2nd Dyke Road

Averill Park, NY 12018

Lot Size: 1.01 acres

R – Residential Zoning District

A Special Use Permit to build a new single-family dwelling with an in-law apartment and walk-out basement.

Rea Martin, Real Estate Agent for Pagliavento Builders, presented before the PB with client, Jason. She explained the plan is to build an in-law apartment in the basement of the home for Jason’s sister-in-law. DB asked if the in-law apartment would be in the same footprint of the house and was advised yes. Ms. Martin said it would be a ranch-style house with a finished a walk-out basement. RL asked if the lot had sufficient road frontage to which Ms. Martin confirmed 153’ of road frontage. RL asked if the planned home would be similar to homes in the neighborhood and was advised yes. AH and MR confirmed the property is an existing lot of record. AH asked MR about the difference between an accessory dwelling and a regular two-family home. MR explained the buyer feels that identifying the home as having an accessory dwelling worked better for their purposes and since it is less than 800 sq. ft., the accessory dwelling meets the code.

RL asked if they would need to come back for a site plan and was advised no by MR because it was a residential dwelling. She did confirm that a Public Hearing was necessary. MR explained the Building Department would handle the placement of the house, etc., on the lot to gain a building permit. The PB looked at the diagram provided of the physical layout of the main floor and finished basement and asked minor layout questions.

With no other questions from the PB, AH motioned a Public Hearing for February 6, 2019 at 7:30 PM. MET seconded the motion and all approved.

MINUTES – MET motioned to approve the November 7, 2018 meeting minutes. RL seconded the motion and all approved. AH motioned to approve the November 21, 2018 meeting minutes. MET seconded the motion and all approved. MET motioned to approve the December 5, 2018 meeting minutes. DB seconded the motion and all approved.

ADJOURNMENT

AH motioned to adjourn the meeting at 7:47 PM. MG seconded the motion and all approved.