

**Town of Sand Lake
Planning Board Minutes**

January 17, 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, Jonathan Bernstein, Ralph LaMontagna, David King and Lawrence Howard, Esq.

MEMBER ABSENT: Michael Groff

OTHERS PRESENT: Krystal Wilt

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

Site Plan Review

Krystal Wilt
37 Cranberry Way
Sand Lake, NY 12153
RR – Residential/Recreation Zoning District

Tax Map #150.-2-23

Lot Size: 10 acres

A Site Plan Review application to expand existing horse farm facility to include an indoor riding arena and six additional horse stalls.

Krystal Wilt presented before the Planning Board (PB) stating she wished to expand her current facility by building a new indoor riding arena. She said she currently has room for 4 horses and wants to add 6 new horse stalls to accommodate a total of 10 horses. She said she wants to be able to train in the new arena year-round. The PB discussed with Krystal Wilt where Cranberry Way was located (off of Taborton Road near the Taborton Fire House, before Kipple Road and after Lindeman Road).

Art Herman (AH) asked what was the size of the new arena and was advised it would be a 70’ x 240’ regulation, Olympic-size arena with a smaller barn attached with the 6 new stalls. Dominick Bates (DB) asked if the picture of the barn provided in the application was reflective of her planned arena and Ms. Wilt confirmed yes. AH asked if she would be adding parking and Ms. Wilt said yes and asked the PB to look at the picture showing a circular driveway near the “proposed barn.” She added the new area will provide sufficient parking. Ms. Wilt offered that as far as her neighbors are concerned, the only neighbor to be able to see the new arena would be Ms. Hoffay across the street. Since Ms. Hoffay’s daughter rides with Ms. Wilt, they are ecstatic over the plans for a year-round facility. David King (DK)

asked if grading will be necessary. Ms. Wilt explained that from the front corner to the back corner of the property there is a 5' drop, so fill will need to be brought in. Ralph LaMontagna (RL) asked what the arena will be made of. Ms. Wilt explained it would be a wood-frame with steel sides. RL also noted the small structure in the picture. Ms. Wilt explained this is a "run-in" shed that the horses can go into for shelter in case of bad weather. She said the 10' x 20' shed will be moved and placed far enough away from the new arena to avoid snow drop off the building. RL asked about exterior lighting and Ms. Wilt said there will be lighting in front of the barn and for the parking lot. RL asked whether there would be any signage and Ms. Wilt referenced the picture she provided of a sign for the building, "Cherry Ridge Dressage." She said the building would be charcoal grey steel siding with cultured stone around front door and landscaping where the sign is planned. Ms. Wilt said she thought the sign for the arena would be no bigger than 3' x 6' and no sign is planned on Taborton Road. The PB and Lawrence Howard (LH) saw no problems with planned sign.

AH made a motion to declare this Site Plan Review as an unlisted action under SEQR, declaring the Town of Sand Lake Planning Board to be the Lead Agency. DK seconded the motion and all approved. AH made a motion to give this action a negative declaration under SEQR, stating 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 said the PB has the option to hold a Public Hearing on the Site Plan Review, but he said he did not think it would be necessary.

RL asked AH if the PB should recommend lighting for the plan. Jonathan Bernstein said he did not feel the PB should box the Applicant in on anything. Ms. Wilt said there was no plan on the lighting to date other than it being energy efficient LED lighting in the arena and outside. The PB and LH discussed that the lighting should be limited to the parking area and front entrance and should be "shield down" lighting so it would not impact neighbors or the night's sky. DB asked Ms. Wilt where she manages her current manure. She said she uses the manure for her husband's garden and her neighbor uses it too. She added that her neighbor usually purchases additional manure from another source, so she didn't think the additional 6 horses' manure should be an issue. She mentioned knowing about manure removal services if it does become an issue. AH motioned to approve the Site Plan Review Application as submitted, with the condition that down lighting will be used for the parking lot and front entrance. RL seconded the motion and all approved.

Ms. Wilt talked with the PB regarding a Boundary Line Adjustment (BLA) and deed resulting from a July 2015 BLA Application. She explained there was a legal issue with the property they purchased from their neighbor, James Countryman, after they got approval from the PB in July 2015 for the BLA. She explained that they submitted the signed BLA maps to Rensselaer County at that time, but the deed for the purchase of the property was not filed with Rensselaer County until last month after the legal issues were resolved. LH explained to the PB that Rensselaer County would accept the signed maps when delivered, but would not recognize the BLA until the deed was filed with them. The PB Clerk took a copy of the deed for the PB files and LH said he would research whether the BLA maps were filed by the County after receipt of the deed.

MINUTES – AH pointed out two typographical errors on the December 20, 2017 and January 3, 2018 meeting minutes. He then motioned to approve the meeting minutes for December 20, 2017 with appropriate correction. DK seconded the motion and all approved. AH motioned to approve the meeting minutes for January 3, 2018 with appropriate correction. RL seconded the motion and all approved.

ADJOURNMENT

AH motioned to adjourn the meeting at 7:47 PM. DB seconded the motion and it was unanimously approved.