

**Town of Sand Lake
Planning Board Minutes
January 20, 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, Craig Crist, Esq.

MEMBER ABSENT:

OTHERS PRESENT: Kevin McGrath, Christine Kehn, Monica Ryan (Town Planner)

RECORDING CLERK: Laura Fedoreshenko, Clerk for the Planning Board and ZBA

Minor Subdivision Application and Public Hearing

Howard Read and Susan Read (property owner)
30 Barnes Road
West Sand Lake, NY 12196
AR – Agricultural/Residential Zoning District

Tax Map # 157.-3-40.31
Original Lot Size: 40.44 acres
Proposed Lot 2A Size: 9.18 acres
Proposed Lot 2B Size: 31.26 acres

A Minor Subdivision Application to create a 9.18-acre lot from a 40.44-acre parcel.

Surveyor Kevin McGrath represented and summarized the project as initially presented at the Planning Board meeting on January 6, 2021. With no questions, Arthur Herman (AH) motioned to open the Public Hearing at 7:38PM. Ralph LaMontagna (RL) read the Public Hearing notice published in the Troy Record and Advertiser. With no public written or online comments received, AH motioned to close the Public Hearing at 7:41pm; seconded by Mary Ellen Trumbull (MET) and all approved. Monica Ryan followed up on a previous discussion regarding notification of East Greenbush if the property is within 500 feet of the municipal town line. After taking a closer look the boundary line is over 1,500 linear foot from the project.

AH motioned to grant this Minor Subdivision, as submitted, preliminary and final approval and waive the final hearing as submitted, seconded by Michael Groff (MG) and all approved.

Sign Placement Application

Christine Kehn/Gipfel Coffee Company (applicant)
Ed Francis (property owner)
3269 NY Route 43
Averill Park, NY 12018
HMU – Hamlet Mixed Use Zoning District

Tax Map # 147.4-1-27

Lot Size: 1.29 acres

A Sign Placement Application for the opening of the Gipfel Coffee Company.

Christine Kehn was present to represent the project. The site pictures were reviewed and Ms. Kehn explained that a vinyl sticker overlay would be applied to the existing sign frame. AH asked about the colors. Ms. Kehn replied that it would be light green background with either black or dark blue lettering. Ms. Ryan asked if the sign would be on both sides of the existing sign frame to which Ms. Kehn replied yes. Ms. Ryan stated that the sign frame already had approval for one external light which still existed. Ms. Kehn explained that there was an underground electrical issue so the light did not work and they would not be digging it up at this time. She added that she wished to mount one solar light onto each side of the sign frame. It was noted that the application had incorrect information regarding the sign size of 120' versus 120" to which Ms. Kehn agreed to amend the information on the application. Ms. Ryan explained that the allowed size of a sign was based on the linear feet of the building. She added that the existing sign frame was within the allowed sign size and that it had been previously approved when the building was known as the Mess Hall. Ms. Ryan added that only one side of a sign is counted towards what is allowed per the zoning code. AH stated that the overall sign would total 18½ square foot on each side. RL noted that the application listed the length of the building being listed as 130' and Ms. Kehn stated she had included the fence area to the sign versus just the front of the building. Ms. Ryan commented that while the information needed to be corrected, the existing sign frame was within parameters of the code. Ms. Kehn agreed to correct the dimensions on the application. RL stated that if a solar light is chosen that it be conditioned for approval by the Chairman of the Planning Board for appropriateness. Ms. Kehn agreed to that as she had not purchased the solar light as of yet.

AH motioned to classify the project as a Type 2 under SEQR and declared the Town of Sand Lake Planning Board be Lead Agency; seconded RL and all approved. AH motioned to approve the Sign Placement Application as shown with the exception that the overall sign is 18 ½ square foot per side and conditioned that the solar lighting be approved by the Chairman prior to installation. The motion was seconded by MET and all approved. Ms. Ryan informed Ms. Kehn that when the lighting was sorted out, she could contact the Planning Office so arrangements could be made for it to be approved by the Chairman. Ms. Kehn agreed to do so. AH added that he believed a solar light would be less bright than what currently existed. MET asked what would be the hours of operation to which Ms. Kehn replied she believed it would be 6:00am until either 4 or 4:30pm.

DRAFT RESOLUTION(S) APPROVALS:

Boundary Line Adjustment for William Kelly

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 Heller's SS&P Wine and Liquor Warehouse

AH motioned to waive the full reading of the draft Resolution; seconded by MG and all approved.
AH motioned to approve the Resolution in its entirety; seconded by RL and all approved.

MINUTES:

MET motioned to accept the November 4, 2020 minutes as presented; seconded by RL and approved by MG, JB and RG. AH abstained due to no opportunity to read them.

ADJOURNMENT – AH motioned to adjourn the meeting at 7:58 pm; seconded by MG and all approved.