

**Town of Sand Lake
Planning Board Minutes
January 6, 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 7:33 PM

MEMBERS PRESENT: Ralph LaMontagna, Michael Groff, Mary Ellen Trumbull, Jonathan Bernstein, Rick Giolito, Craig Crist, Esq.

MEMBER ABSENT:

OTHERS PRESENT: William Kelly, Kevin McGrath, Terry Meissner, Andrew Karl, Monica Ryan (Town Planner)

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

Boundary Line Adjustment

Kenneth Kosinski and
Joanne Swint (donor parcel/property owners)
175 Momrow Road
Averill Park, NY 12018
RR – Rural Residential Zoning District
AND

William Kelly (applicant/receiving parcel)
Vacant, Momrow Road
Averill Park, NY 12018
RR – Rural Residential

Tax Map # 160.-1-21.1

Current Lot Size: 30.101 acres
Proposed Lot Size: 29.509 acres

Tax Map # 160.-1-20.224

Current Lot Size: 7.995 acres
Proposed Lot Size: 8.587 acres

A Boundary Line Adjustment application for the donor parcel of 30.101 acres to donate .592 to the receiving parcel of 7.995 acres which will result in a donor parcel of 29.509 acres and a receiving parcel of 8.587 acres.

William Kelly and surveyor Kevin McGrath were present to represent the application. The survey map was reviewed and Kevin McGrath explained that the donors had a triangular piece of property across the road which they did not use and Mr. Kelly was interested in purchasing it to square off his property line. Board members had no questions and agreed that the requested Boundary Line Adjustment was straight forward. Arthur Herman (AH) motioned to classify the project as a Type 2 action under SEQR and declared the Town of Sand Lake Planning Board (PB) as the Lead Agency. Michael Groff (MG) seconded the motion and all approved. AH motioned to approve the Boundary Line Application, as submitted; seconded by Ralph LaMontagna (RL) and all approved.

Minor Subdivision Application

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 stated that the Reads had been before the PB last summer for a 6-acre Minor Subdivision. Mr. McGrath explained that the Reads now wished to subdivide 9-acres from their 40-acres, which would not be for development. He added that a barn existed on the proposed lot 2A which a local farmer (Luke Winnicki) utilized to store equipment and hay the land; thus, it was used for agricultural purposes. AH asked if there was a house across the street to which Mr. McGrath stated yes and it was Read's residence. AH noted that the Minor Subdivision would create an accessory structure (barn) with no primary dwelling. Monica Ryan stated that it was her understanding that the property's primary use was for agricultural purposes and had active farming as well as an Agricultural exemption for tax purposes. She added that it would be up to the PB for interpretation. MG commented that it was agricultural use and the road separated the proposed parcels. RL asked if the barn was then considered a primary structure due to the agricultural use for which Ms. Ryan replied yes. Ms. Ryan stated that the person who farmed that land also had other properties for which he does the same. RL asked if the "z" hook would be removed and two lots created to which Mr. McGrath replied yes. Ms. Ryan asked if the intended continued use was for agricultural for which Mr. McGrath replied yes, haying. He added that the land was currently rented to the local farmer who wished to buy it. Ms. Ryan informed the Board that the Agricultural Data Statement that had been done and circulated was updated to pick up another parcel that was mostly in East Greenbush. AH motioned to classify the Minor Subdivision as an Unlisted Action under SEQR and declared the Town of Sand Lake Planning Board as the Lead Agency. The motion was seconded by RL and all approved. AH motioned to schedule the Public Hearing for January 20, 2021 at 7:00pm; seconded by Mary Ellen Trumbull (MET) and all approved.

Sign Placement Application

Saxton Sign Corporation/Heller's SS&P
Wine & Liquor Warehouse (applicant)
Miller Supermarket Inc (property owner)
26 Briegle Lane/3701-3707 NY Route 43
West Sand Lake, NY 12196
HC – Hamlet Commercial Zoning District

Tax Map # 146.4-3-22
Lot Size: 2.34 acres

A Sign Placement Application for a new sign related to reopening of a business under a different name.

Terry Meissner of Saxton Sign Corporation represented the project. Mr. Meissner explained that the new sign was proposed to be mounted on the front of the building. The site picture was reviewed and he added that the overall sign would be 107" x 50" and made of 1/2" PVC with vinyl print on it. AH asked if there would be any lighting to which Mr. Meissner replied no. Board members had no further questions and agreed that the new sign would be an improvement from what had previously existed. AH motioned to classify the Sign Placement Application as a Type 2 under SEQR and declared the Town of Sand Lake Planning Board as Lead Agency. The motion was seconded by MET and all approved. AH motioned to approve the Sign Placemen Application, as submitted; seconded by MG and all approved.

ADDITIONAL BUSINESS: Michael Groff (MG) announced that after 20+ years of service on the Board, he was ready to retire. He added that he did not have a timeframe on when he would retire in order to allow time for a replacement to be found.

DRAFT RESOLUTION(S) APPROVALS:

Special Use Permit for John Slyer

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 MG and all approved.

Site Plan Review for John Slyer

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 MG and all approved.

MINUTES:

MET motioned to accept the August 5, 2020 minutes as presented; seconded by AH and all approved.

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

MET motioned to accept the October 7, 2020 minutes as presented; seconded by AH and all approved.

MET motioned to accept the October 21, 2020 minutes as presented; seconded by AH and all approved.

ADJOURNMENT – AH motioned to adjourn the meeting at 8:01 pm; seconded by MG and all approved.