

**Town of Sand Lake
Planning Board Minutes
June 6, 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, David King, Jonathan Bernstein, Michael Groff, Mary Ellen Trumbull and Lawrence Howard, Esq.

MEMBER ABSENT: Ralph LaMontagna

OTHERS PRESENT: Thomas Pendergast, Kevin McGrath, Robert Pasquarelli, David Gersten, Craig Tripp, Natasha Holmes, William Fillmore, Polly Karis, Freida Tobern, John Siehoff, Art Karis, Carla Engwer, Russ Bennett, DeDe Bennett, Ann Morris and Elizabeth Siedhoff

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

Boundary Line Adjustment Application

Ethel Wagner (Doner Parcel) 10 Lindeman Road Sand Lake, NY 12153 And	Tax Map #150.-2-1.2 Lot Size: 13.86 acres
Mark Petrone (Receiving Parcel) 16 Lindeman Road Sand Lake, NY 12153 RR – Rural Residential Zoning District	Tax Map #149.-2-31 Lot Size: .63 acres

Donor Parcel Tax Map #150.-2-1.2 Ethel Wagner, 10 Lindeman Road, Sand Lake, NY 12153 Current Lot Size 13.86 acres/Donating .17 acres/Proposed Adjusted Lot Size 13.69 acres

Receiving Parcel Tax Map #149.-2-31 Mark Petrone, 16 Lindeman Road, Sand Lake, NY 12153 Current Lot Size .63 acres/Receiving .17 acres/Proposed Adjusted Lot Size .80

A Boundary Line Adjustment Application to donate .17 acres to an existing residential lot.

Carla Engwer presented before the Planning Board (PB) on behalf of her brother, Mark Patrone. Art Herman (AH) asked Ms. Engwer to explain the Boundary Line Adjustment Application. She explained the request is to adjust a side boundary line that presently cuts through a portion of her brother’s dwelling on the property as the home was inadvertently built on the neighbor’s property. She said when the house was built, it was based on a survey (or something) that erroneously showed a different boundary line. When Mark Petrone purchased the home in 2002 the issue was discovered. Ethel Wagner owns over 13 acres of land and would like to sell

her property. She is willing to work with Mark Petrone to give him 29 feet on the side property so that his property, with the house, will have 20 feet of side yard setback and make it in compliance with Zoning Code.

Ms. Engwer explained that in shifting the line for this boundary line adjustment, the amount of road frontage for Ethel Wagner's property would be reduced causing her to lose some of her required road frontage. Therefore, an area variance was requested and approved by the ZBA on May 23, 2018 for Ethel Wagner's insufficient road frontage of 221 feet vs. the required 250 feet of frontage required in a RR Zoning District.

AH asked the PB for questions/comments. All agreed the boundary line adjustment was necessary to correct the issue. AH then 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. David King (DK) 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. Dominic Bates (DB) seconded the motion and all approved. AH made a motion to grant approval to this Boundary Line Adjustment Application, as submitted, subject to the following condition: the signed maps and a new deed for each parcel as adjusted be recorded with the Rensselaer County Clerk within 60 days of the maps being signed by an Authorized Representative of the Town of Sand Lake Planning Board. Mary Ellen Trumbull (MET) seconded the motion and all approved.

Minor Subdivision Application and Public Hearing

Lori Eason, Vice President/Vanderheyden Hall, Inc.
121 Huntley Road
Averill Park, NY 12018
R - Residential Zoning District

Tax Map #159.-1-30.2

Lot Size: 4.10 acres

Lot #1 – 1.55 acres/ Lot #2 – 2.55 acres

A Minor Subdivision Application to subdivide a 4.10-acre parcel into two lots.

AH read the Public Hearing Notice. Kevin McGrath (KM) presented before the PB stating he was representing Vanderheyden Hall. KM explained that Vanderheyden has looked at their various properties in multiple towns in the area and has identified the four acres of land as a parcel that could be subdivided and a portion sold off. The parcel has an existing residence, so a survey was done taking 250 feet of road frontage, staying away from the septic system and creating a 1.5-acre parcel to be sold. He said that no testing has been done on the septic, but it meets all the separation setbacks. He said he was sure a house could be built on the lot, but per the PB's request at a prior meeting, he revised the survey map to reflect it is vacant land and not for development at this time. He added that he obtained a 911 address for the parcel as 123 Huntley Road.

AH asked for questions/comments from PB and then motioned to open the Public Hearing at 7:38 PM. MET seconded the motion. Bob Pasquarelli said his property abuts the Vanderheyden property and he just wanted to know the reason for the subdivision. KM explained the purpose was to sell some of the property for funding for Vanderheyden Hall. KM walked Mr. Pasquarelli through the survey map identifying the various components of the land. Mr. Pasquarelli stated his concern was regarding the small pond he has on his property. He said he would be concerned if small children were to be added in the facility. KM stated the property would be sold for a single-family residence. With no other questions/comments from the public, AH motioned to close the Public Hearing at 7:41 PM. MET seconded the motion.

AH said he made a motion to declare this minor subdivision as an unlisted action under SEQR at the prior meeting. AH made a motion to give this action a negative declaration under SEQR. He stated that 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. DK seconded the motion and all approved. AH made a motion to grant approval to the Minor Subdivision Application, as presented, granting preliminary and final approval of the plan and waived the final hearing. MET seconded the motion and all approved.

Conceptual Discussion – Site Plan Review Application

Arts, Letters and Numbers, Inc.

Tax Map #159.1-1-21.4/159.1-2-26

1525 and 1543 Burden Lake Road

Averill Park, NY 12018

HMU – Hamlet Mixed Use Zoning District

A conceptual discussion regarding proposed parking and pedestrian linkage improvements for the site.

David Gersten, Founding Director of Arts, Letters and Numbers (ALN) presented before the Planning Board. He said they are an arts and education organization working with many different disciplines from visual arts, humanities, performing arts and sciences. He said they are building and collaborating linkages with local communities, regional colleges in the area such as Sage and Siena Colleges, SPAC and also international organizations such as UNICEF and educational institutions in a half dozen countries. He explained that ALN loves the area and wants to become the hub/center for all different types of collaboration where people can come together. Mr. Gersten explained they want to use the mill as a center for such gatherings.

Mr. Gersten introduced Craig Tripp as their Planner. Mr. Tripp said he was the Sr. Landscape Architect for GPI and was serving as the site civil and architectural engineer for the ALN project. He said they wanted to talk about parking and pedestrian access improvements to the site. Such improvements are all relative to the proposed renovations to the first floor of the mill and the house on the hill. He said parking, pedestrian access, safety and lighting are all a part of the plan. He walked the PB through the site plan before them. He explained they have an existing shared parking agreement with the owner of the mill just north on Burden Lake Road and that agreement is intended to remain in place. He explained their plan is to add an additional parking lot on the east side of the building adding an additional 12 parking spots with access to the building on the first floor. This parking will provide handicapped parking spots and handicapped access.

Mr. Tripp explained that along with the additional parking, they were also planning an access pathway from the shared parking lot and across the road and have the pathway follow a grade line dropping in elevation to the building and this pathway would be benched into the hillside. He said the pathway would be a 4 to 5-foot path running along Burden Lake Road with bollard lighting from the parking lot and along the pathway. He said the existing facility will continue to function as in the past with deliveries and utilities located on the opposite side of the building where there is a shared driveway and propane tanks.

Mr. Tripp explained that ALN had a meeting with various Town representatives several weeks prior and had received very good feedback and suggestions. After that meeting they met with Wayne Bonesteel from Rensselaer County regarding the crosswalk and coordination of curb cuts to get pedestrians to the building. He referenced an email issued by Wayne Bonesteel and the Clerk read the email as follows. *“I have reviewed the conceptual site plan submitted by Art, Letters and Numbers as developed by GPI for the proposed site on County Route 51 (Burden Lake Road) in Averill Park. The applicant and the engineer met with me to review the concept plan and described those feature of the plan as they may affect the County highway. I have no issues*

with the concept as it may affect the County facility. I would like to review the site plan as it develops through the planning process.” Mr. Tripp said that as part of their discussion with Mr. Bonesteel they discussed curb cuts and drainage. He said because of the proximity to the road, they plan a one-way circulation in the parking lot with the entrance furthest from the building and exit closest to the building. He said Mr. Bonesteel was on board with the plan as it works best for site distance, visibility and circulation. He explained that drainage exists in the right of way on the west side of the building. He said basically two permits would be needed: (1) for non-utilities and curb cuts and (2) for utilities and electrical work.

Mr. Tripp said the last piece discussed with Mr. Bonesteel was the crosswalk. He said they will keep Mr. Bonesteel included in updates as they work on the standard issues of speed limit and site distance. The PB and Mr. Tripp discussed the speed limit on Burden Lake Road was 30 mph. Mr. Tripp stated his presentation was a big picture of what they wanted to do now. DK asked if site distance was discussed with Mr. Bonesteel and Mr. Tripp confirmed yes and that he was in agreement that the one-way circulation works best for site distance. DK asked if signage was discussed with Mr. Bonesteel. Mr. Tripp said only signage for the crosswalk but not the new parking lot or building.

Mr. Tripp then dropped an overlay on the site plan before the PB showing the next phase of work for the property. He said that phase would include additional on-site parking on top of the hill where a house, barn and field are located. They plan additional pedestrian access from there down in elevation to the building. He said they will construct a retaining wall down to the building with ultimately a second-floor access once the building renovations reach the second floor. He said these plans tie everything together and all plans are geared to improve safety and get people off the road as soon as possible. Lastly, Mr. Tripp shared preliminary thoughts regarding lighting saying two types of lighting were planned; bollards for the walkways and pole lighting for the parking lots. The lighting choices will be a conceptual representation of aesthetics and finances with an “artsy” appropriate balance.

AH revisited the number of parking spots with 12 spots in the new parking lot and 16 spots at the upper mill building. David Gersten explained they currently rent space in the upper mill that guarantees them 10 parking spots everyday and feels they could achieve approximately 40 to 50 spots there for new events. DK asked how many people come for events and was told 100 to 125 people. David Gersten said they would probably have one to two events of this size during the summer. He summarized that Phase 1 is to get the first floor of the building operational and Phase 2 would be additional parking. He stated that Phase 1 does include the use of the barn/pavilion up behind the house. MET asked about the history of the building. Mr. Gersten said prior to their purchase it was used as an indoor junkyard, a cardboard factory and a cotton mill which closed in 1966.

AH said the 40 to 50 parking spots at the above mill should be laid out on the actual site plan going forward. Having 100 to 125 people requires 50 to 60 parking spots, so they are in the ballpark of needed spaces. AH asked if there was lighting in the upper parking lot and was advised yes. DB asked about the design of the walk path and Mr. Tripp said they want to be gentle on the site, stating asphalt only where needed for handicapped area and probably stone dust for pathways. DB brought up ladies dressed in heels may not wish to walk on stone dust and the lower parking lot could be a place for dropping off and picking up those who may not wish to walk down. Mr. Tripp added the stone dust would be a good base for any paving to be done at a later date. He said pavers would not be durable and have been ruled out.

MET asked if there was any grant funding involved in the plans. Mr. Gersten said they have private donors now and certainly with Phase 2 they could pursue grant opportunities listing out examples. DK said he was impressed with the ALN website which was very ambitious and he wished them success.

Paul from ALN raised his conversation with Mike Wager, Code Enforcement Officer for Town, regarding the demolition permits for the interior of first floor and loading dock of the building and hoped that could be expedited.

AH said the plans would be an answer to their parking issues, seeing as the Homeroom Lofts shuttle parking is no longer an option. DB asked if they planned to do shuttling from the above parking lot. Mr. Gersten said he hoped the lower parking lot for handicapped and drop offs/pick ups may be sufficient but would feel it out and not rule out valet parking.

AH asked the PB what else they would like to see. They discussed lighting which should be dark skies compliant, parking details, water, sewer and drainage designs. AH asked if a site visit should be planned. Jonathan Bernstein (JB) and Michael Groff (MG) said no; MET and AH said they would like a site visit. LH asked the PB about a Public Hearing and it was decided that a Public Hearing would be scheduled for June 20, 2018.

MINUTES

ADJOURNMENT

AH motioned to adjourn the meeting at 8:18 PM. MG seconded the motion and all approved.