

**Town of Sand Lake  
Planning Board Minutes  
November 17, 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 7:30 PM

**MEMBERS PRESENT:** Ralph LaMontagna, Mary Ellen Trumbull, Rick Giolito, Jonathan Bernstein, Andrew Karl, Craig Crist, Esq.

**MEMBER ABSENT:** Michael Groff

**OTHERS PRESENT:** Matt Baumgartner, Michael Arnold, Andrew Didio, David Leckonby, Kevin McGrath, Monica Ryan (Town Planner)

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

**Site Plan Review Application**

Matt Baumgartner – June Farms (Property Owner)  
275 Parker Road  
West Sand Lake, NY 12196  
AR – Agricultural/Residential Zoning District

**Tax Map: #157.-3-3.1  
#157.-3-2.1  
Lot Size: 101.30 acres**

A Site Plan Amendment application to amend glamping and dwelling site locations at June Farms.

This is the second meeting for this project which had been initially represented by Joshau Vics at the November 3, 2021 Planning Board (PB) meeting. Matt Baumgartner and Engineer Andrew Didio of Taconic Engineering, DPC were present. Mr. Didio shared a site plan for the amended location of four glamping cabins which had been previously approved. He explained that the amended site would have the Quonset hut style cabins tucked into the forest and additional handouts were provided by Mr. Didio for clarification. He then spoke of the level area near the proposed cabins and explained it would be for parking - one space per cabin along with an extra space to allow for an ADA access isle for the one ADA cabin. Mr. Didio explained that the ADA cabin would have an access ramp to meet up with the deck of the cabin. He stated that the cabins would not have full foundations in order that they could essentially be mobile. He explained that pile foundations would be utilized to set the cabins onto. He added that each cabin would have its own bathroom and referred to the septic system design to be submitted to the Rensselaer County Dept. of Health who had previously visited the site. Mr. Didio then referred to questions raised by the PB at the last meeting and talked about the pull-off area on Parker Road. He explained that Parker Road would need to be widened for a length of 200' to allow for 5-6 cars to pull off while waiting to enter into June Farms. Mr. Baumgartner confirmed that the proposed hobbit house would remain in the same location as previously approved. Jonathan Bernstein (JB) asked how the cabin would be made ADA accessible. Mr. Didio replied that it would be done via a ramp on a grade of approximately 1 on 20% grade and then 1 on 12 by the cabin. Mr. Didio explained that any commercial

business with up to 25 units is required to have at least one ADA unit under their regulations which Building Codes also followed. Mr. Baumgartner explained that the pull-off previously mentioned was presented as a suggestion for trying to correct the on-road traffic for customers waiting to get into June Farms. He explained that he did not believe the pull-off area was needed at this time because additional on-site parking areas had been added; thus, the backup on Parker Road was only maybe twice a summer. He explained the number of on-site parking spaces also helped to regulate the number of customers they wished to have on-site. Board members agreed that the pull-off area should be researched more at this time to help alleviate the concern of neighbors. Mr. Baumgartner was instructed to speak with the Highway Department regarding the widening of Parker Road. Arthur Herman (AH) asked the applicant if he would be able to do something similar on his property should the Highway Dept. not agree to the widening of the road to which Mr. Baumgartner replied yes. Mr. Baumgartner mentioned that there was also the issue of customers not being able to find June Farms. He asked if a small sign could be placed on the nearby island area where Best Road met Parker and Higgins Road. AH asked who would be able to provide permission for such signage in that area mentioned. Mr. Didio stated he believed it would need to be the Town Highway Department who would also provide the specifications for the type of structure supporting the sign. JB felt that the PB would not have jurisdiction over the signage proposed for the island area and Board members agreed. Ms. Ryan added that off-premises signs were allowed for directional purposes in the Zoning code and added that it would need to be known if that island were Town owned. Craig Crist (CC) stated that the PB could not provide permission for the applicant to place a sign on Town-owned property as that would need to be brought before the Town Board.

Andrew Karl (AK) referred to the proposed pull-off area and asked if separate one-way in and one-way out driveways were feasible. Mr. Baumgartner replied that was not feasible due to the topography, streams, and federal wetlands. AK asked if the current driveway could be widened to accommodate two-way traffic. Mr. Baumgartner replied that the current flow of traffic into the farm regulated the volume, and he did not wish to get the customers into the farm faster. He further explained that the Fire Department had asked that the main driveway be kept clear in case of an emergency. He added that in addition to the astronomical expense, he feared that widening the driveway would result in twice the amount of traffic in and out. It was agreed that the pull-off area would not be a part of this application as it could take the Highway Department may need additional time to review the situation.

Ralph LaMontagna (RL) noted that the cabins would be setback 75' from the road and that bollard lighting would be used; thus, he did not have any issues. Mr. Didio noted that the septic design would be within the 75' setback and asked if that would be an issue. Ms. Ryan replied that our Zoning code did not address that, just the building itself. JB asked if they would be year-around to which Mr. Baumgartner replied yes. Mr. Baumgartner explained that the location chosen for the cabins was part of the Fire Department request to keep them closer to the main driveway and road. He added that the amended location was also closer to existing electric.

AH motioned to classify the project as a Type 2 action under SEQR and declared the Town of Sand Lake Planning Board as Lead Agency; seconded by Mary Ellen Trumbull (MET) and all approved. AH motioned to approve the amended Site Plan and supplemental application materials related to the architecture of the glamping structures and outdoor lighting. It was noted by the Board that prior to any future amendments to the Site Plan, a pull-off area on Parker Road or the widening of the June Farms driveway should be explored to alleviate the backlog of traffic on the main road.

**Site Plan Review Application**

David Leckonby (applicant & property owner)  
3642 NY Highway 43  
West Sand Lake, NY 12196  
PDD – Planned Development Zoning District  
CRO – Commercial Reuse Overlay Zoning District

**Tax Map # 147.1-1-57**

Lot Size: 6.5 acres

A Site Plan Review Application for a 38' x 20' addition to an existing garage.

David Leckonby stated that the proposed addition to the existing garage would be utilized for more car repair space as he was hiring additional employees. He explained that the addition would be to the rear left of the building; thus, not seen from the parking lot. AH reviewed the site plan and asked who owned the trolley car roadway. Mr. Leckonby stated that he owned it as an easement no longer existed. He stated that the addition would be wood framed and connected to the existing building. He added that there would not be any bathrooms as it would be strictly for car repair. Mr. Leckonby explained that the addition would have the same roof angles as the existing building. The site plan was reviewed, and AH asked about a recent trench to which Mr. Leckonby replied that they had removed a fence and began to put in the footings. RL asked if there would be lighting on the building to which Mr. Leckonby replied there would be a lot of lighting and security. RL then stated that the lighting should be downward to conform with the Zoning code and Mr. Leckonby agreed. Board members agreed that a Public Hearing was not necessary.

With no further questions AH motioned to classify the project as a Type 2 action under SEQRA and declared the Town of Sand Lake Planning Board as Lead Agency; seconded by RL and all approved. AH motioned to approve the Site Plan Application as submitted; seconded by MET and all approved.

**Minor Subdivision Application**

Sandra Deacon, Trustee (Applicant/Property Owner)  
140 Old Route 66  
Averill Park, NY 12018  
RR – Rural Residential

**Tax Map #: 148.-7-25.2**

Original Lot Size: 2.387 acres

Lot 1 Size: 1.371 acres

Lot 2 Size: 1.016 acres

A Minor Subdivision application to create one new residential lot from an existing residential property.

Surveyor Kevin McGrath represented the project and stated that his company had surveyed the lot years ago for the Deacon family. The survey map was reviewed, and Mr. McGrath explained that it had been one large parcel and pointed out a couple of the lots that had been sold 50-75 years ago. He further explained that the current property owner/trustee lived out of state and now wished to subdivide the property prior to selling the existing house and create another residential lot. He added that the area was served by sewers and both lots met the requirements of the Zoning code.

With no questions from the Board members, AH motioned to schedule a Public Hearing for December 1, 2021 at 7:30pm; seconded by Rick Giolito (RG) and all approved.

**Site Plan Review Application**

Frederic DeMay, President (applicant)  
Rensselaer Plateau Alliance (property owner)  
690 Taborton Road  
Sand Lake, NY 12153  
RR – Rural Residential Zoning District

**Tax Map # 149.-2-2.11**

Lot Size: 122 acres

A Site Plan Review Application for conversion of existing log landing to a parking lot, installation of a kiosk and a roadside sign.

Frederick DeMay and Jeffrey Briggs of the Rensselaer Land Trust (RPA) were present. Mr. DeMay stated that the RPA was an accredited land trust who now owned 122 acres on Taborton Road that the LaBarron family had donated approximately one year ago. He explained that the RPA intended to convert the land into a community forest which would align well with the local space plan. He added that there were already trails on the property and visitors have been to the site. He stated that a parking lot did not exist; however, a log landing area existed which had potential to be cleaned up to convert into a parking area as well as a spot to place a kiosk towards the back. He referred to the site plan and stated there were two options: one for an eight-space parking lot and the other for 10. He explained that the RPA was unsure how far they could go back as that would need to be determined by a contractor after assessing the size of the existing boulders as that would dictate whether there could be 8 or 10 parking spaces. AK asked if the project would be the same as what had been done at Barberville Falls. Mr. DeMay replied that this project would be generally the same except smaller. He explained that there would be a crusher run on top of fabric and along with trying to level out the drainage along the side with placement of sediment ponds on each side. He added that the RPA had spoken with the County as Taborton was a county road and felt that once RPA was done, the County would come up and clean out the existing drainage culvert that drained to the other side of the road. AH asked if there was a culvert under the driveway to which Mr. Briggs replied no and explained the current layout of the ditch. RG noted that when the area was logged, there were many issues with muck that affected the driveway of folks towards the lake and asked if this project would alleviate that issue. Mr. DeMay replied that would be the intent. Mr. Briggs explained that the drainage ditches were designed as there was ground seepage especially after a heavy rain to which RG agreed. AH asked if the proposed driveway would taper down and then go up to which Mr. DeMay replied yes.

The signage was discussed, and Mr. DeMay stated they understood that there was a 12 square feet limit. He referred to sample pictures of signs utilized at other RPA properties. Board members agreed that if the sign was within the 12 square feet allowed by code, they would not have any issues with it. Mr. DeMay stated that the sign would most likely be like the one at Barberville Falls. The kiosk was discussed and pictures of existing kiosks at other RPA locations were viewed. Mr. DeMay explained that it was a standard design taken from DEC that was used for the kiosks. It was confirmed that no lights would be on the kiosks as all of RPA locations were a dawn to dusk operation unless there was some type of special request; otherwise, after-hours use was highly discouraged.

With no further questions AH motioned to classify the project as a Type 2 action under SEQRA and declared the Town of Sand Lake Planning Board as Lead Agency; seconded by RG and all approved. AH motioned to approve the Site Plan Application as submitted; seconded by RL and all approved.

## **RESOLUTIONS FOR APPROVAL**

- Scenic Preservation for Gary & Linda Brown  
AH motioned to waive the full reading of the draft Resolution; seconded by RL and all approved.  
AH motioned to approve the Resolution in its entirety; seconded by MET and all approved.
- Boundary Line Adjustment for John Hill (Hill to KRJ Holdings (1 of 2 related))  
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.
- Boundary Line Adjustment for KRJ Holdings (KRJ Holding to Keneston) (2 of 2 related)  
AH motioned to waive the full reading of the draft Resolution; seconded by RL and all approved.  
AH motioned to approve the Resolution in its entirety; seconded by RL and all approved.
- Negative Declaration for Karen Gillen & Rebecca Welch  
AH motioned to waive the full reading of the draft Negative Declaration; seconded by MET and all approved.  
AH motioned to approve the Negative Declaration in its entirety; seconded by MET and all approved.
- Minor Subdivision for Karen Gillen & Rebecca Welch  
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 RL and all approved.

**ADJOURNMENT** – AH motioned to adjourn the meeting at 8:27pm; seconded by JB and all approved.