

**Town of Sand Lake
Planning Board Minutes
October 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 7:30 PM

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

MEMBER ABSENT:

OTHERS PRESENT: Lawrence D'Angelo, Janet D'Angelo, Beverly MacMillen, Monica Ryan (Town Planner)

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

Scenic Preservation Review Application

Lawrence D'Angelo (Applicant)

Bev MacMillen, Lawrence & Janet D'Angelo (Property Owners)

157 1st Dyke Road

Averill Park, NY 12018

R – Residential Zoning District

Tax Map # 158.4-3-1

Lot Size: .27 acres

A Scenic Preservation Review application to construct an attached garage to an existing residential dwelling within 100' of Burden Lake.

This is a second meeting on a Scenic Preservation Review application to construct an attached 600 SF garage to an existing residential dwelling within 100' of Burden Lake. Lawrence D'Angelo was present to represent the project. Mr. D'Angelo summarized that the proposal was to build a 22' x 24' two-car garage addition on an existing residence owned by his mother-in-law who was present at the meeting. The Planning Board had requested elevation drawings of the dwelling with the garage at the first meeting. The elevation drawings were provided and reviewed by the Board. After reviewing the drawings, the Board had no further questions for the applicant.

Arthur Herman (AH) motioned to classify the project as a Type 2 action under SEQR and declared the Town of Sand Lake Planning Board as the Lead Agency; seconded by Rick Giolito (RG) and all approved. AH motioned to approve the Scenic Preservation Application as submitted with the following conditions: before, during and after construction/landscaping, proper precautions will be taken to prevent any discharge of sediment into the Lake and proper erosion controls will be put in place to prevent future erosion into the Lake until sufficient regrowth has taken place. The motion was seconded by Michael Groff (MG) and unanimously carried forward.

RESOLUTION APPROVALS

Scenic Preservation/Site Plan Review for Tom Lilly – Kay’s Burden Lake Restaurant

AH motioned to waive the full reading of the draft Resolution; seconded by Mary Ellen Trumbull (MET) and all approved.

AH motioned to approve the resolution citing the approval condition of a maximum seating of 160 patrons. The motion was seconded by RG and was approved by a vote of 5-2. Ralph LaMontagna (RL) and MET opposed the approval/resolution because they opposed the condition that seating be limited.

Scenic Preservation for Valerie Balga

RL motioned to waive the full reading of the draft Resolution; seconded by RG and all approved.

RL motioned to approve the Resolution in its entirety; seconded by MET and the motion was approved by a vote of 4-3 with AH, RG and Andrew Karl (AK) opposed as they had voted against the application approval.

Boundary Line Adjustment – Kay Bradley/Bradley Park Builders LLC and Deanne L. Bradley

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 MG and all approved.

ADJOURNMENT - AH made a motion to adjourn at 7:49, MG seconded the motion and all approved.