

**Town of Sand Lake
Planning Board Minutes
September 19, 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: Ralph LaMontagna, Dominick Bates, Jonathan Bernstein and Lawrence Howard, Esq.

MEMBER ABSENT: Michael Groff, Mary Ellen Trumbull and David King

OTHERS PRESENT: Andrew Bulmer, Charles Zipprich, Mary McCallum and Mary Beth Bennett

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

Minor Subdivision Application

Albert A. Hayner/Seth Roberts
19-23 Sheer Road
Averill Park, NY 12018
R – Residential Zoning District
A Minor Subdivision Application to subdivide a 74.2-acre parcel of land into two lots.

Tax Map #158.-2-79
Lot Size: 74.2 acres
Lot 1 – 3.18 acres
Lot 2 – 71 acres

Seth Roberts presented before the Planning Board (PB) stating he was representing Al Hayner and himself. He said he runs Al Hayner Boat Storage and was looking to get the lot properly subdivided with the proper road frontage. He explained that in the future he will want to purchase the property from Mr. Hayner. Art Herman (AH) mentioned the PB had requested a couple of changes to the survey map at the prior meeting and those changes have been made.

AH motioned to open the Public Hearing at 7:38 PM. Dominick Bates (DB) seconded the motion and all approved. AH invited questions from the public. Mary McCallum said she lived on Arlene Court and asked if there were any plans to build behind her property. Mr. Roberts and Ms. McCallum reviewed the survey map and the location of her property. He showed her where a potential driveway could be placed in the future. Ms. McCallum was assured that there would be no building going on near her property and she was satisfied. DB confirmed with Mr. Roberts that at this time no building is planned on the property. With no other comment from the public, AH motioned to close the Public Hearing at 7:41 PM. DB seconded the motion and all approved.

AH made a motion to declare this Minor Subdivision Application as an unlisted action under SEQR, declaring the Town of Sand Lake Planning Board to be the Lead Agency. Ralph LaMontagna (RL) seconded the motion and all approved. 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. DB 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. RL seconded the motion and all approved.

Scenic Preservation Application

Charles Zipprich

34 Saxby Way

Averill Park, NY 12018

R – Residential Zoning District

A Scenic Preservation Application for tree removal and to replace existing dwelling with a new single-family home within 100 feet of Crooked Lake.

Tax Map #170.2-1-19

Lot Size: .46 acres

Charles Zipprich and Andy Bulmer presented before the PB. Mr. Bulmer explained he is the owner of Andrew Bulmer Custom Renovations which would be the builder for the project. Mr. Bulmer explained Mr. Zipprich wishes to widen his home from 36 feet to 45 feet, keeping the new home in the same spot but moving it back from the lake by 10 feet to accommodate a deck. He said the new home would stay within required boundaries and some tree removal is also planned. AH referenced the pictures provided. Mr. Bulmer explained the pictures depict a similar style of home and similar elevation. He said Mr. Zipprich will be using sage color vinyl siding with harbor slate architectural shingles. The deck would be of similar design as the house and would face the lake. AH asked if the existing camp would be torn down and was advised yes.

Mr. Bulmer walked the PB through the pictures of the trees, explaining which were damaged/deceased. He added that he had done a walk through of the property with Mike Wager to view the trees. All agreed there would be 7 trees removed in total with 4 of them out of the 100 foot range of the lake. RL pointed out there are 12 trees in total with the application. RL confirmed that a new well would be drilled for the property. RL asked Lawrence Howard (LH) if an updated survey map was needed because the map they are reviewing is an amended map from 2011. LH said a new survey map was not required for a Scenic Preservation Application. AH asked how far the new dwelling would be from the lake and was told approximately 58 feet and Mr. Bulmer added the left setback was 27 feet and the right setback was 26 feet. Mr. Bulmer added that Mr. Zipprich would be doing a new survey for construction loan purposes and the map could be provided in the future.

AH asked the PB if they felt a site visit was necessary. DB said his main concern was regarding the tree removal and as long as Mike Wager has done a walk through of the property he was OK. AH said the house is being centered on the property and all agreed they trusted Mike Wager's review of the land and trees. AH made a motion to declare the activities proposed under the Scenic Preservation Application as an unlisted action under SEQR, declaring the Town of Sand Lake Planning Board, as Lead Agency. RL seconded

the motion and all approved. AH made a motion to give this application a negative declaration under SEQR. He stated the Town of Sand Lake Planning Board, as Lead Agency, has determined from the information presented and discussion, that the proposed activities would have a non-significant impact on the environment. A determination of non-significance will be recorded and a Draft Environmental Impact Statement need not be prepared. DB seconded the motion and all approved. AH made a motion to grant approval to this Scenic Preservation Application, as submitted, subject to the condition that 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. DB seconded the motion and all approved. The PB decided to amend the approval by motioning an additional condition that 7 trees were being removed from the property. DB seconded the motion and all approved.

Minor Subdivision Application

Dennis Tremont
300 Sheer Road
Averill Park, NY 12018
R – Residential Zoning District

Tax Map #158.-1-11.11
Lot Size: 21.87 acres
Lot 1 – 16.11 acres
Lot 2 – 5.76 acres

A Minor Subdivision Application to subdivide a 21.87-acre parcel of land into two lots.

Kevin McGrath presented before the PB with Dennis Tremont. Kevin McGrath explained to the PB that Mr. Tremont received ZBA approval for an Area Variance Application for the 60 feet of road frontage for this property on Sheer Road. Mr. McGrath walked the PB through the survey map showing where the 5.76-acre was located, where the National Grid easement came through the land and where a rock ledge runs through the parcel. He explained that Jackie Tremont wishes to keep the rock ledge with her property which is the reason for the zig zag subdivision line proposed between the properties. Mr. Tremont added that the top of the embankment drops off drastically there. Mr. McGrath stated that Dennis Tremont is taking usable land for a one building lot and leaves 16 acres with 250 to 300 feet of road frontage off Sheer Road for the balance of the land. The PB and Dennis Tremont discussed that all dwellings using the 60 feet of road front access off 300 Sheer Road will have permanent access to the right of way in the deed.

AH made a motion to declare this Minor Subdivision Application as an unlisted action under SEQR, declaring the Town of Sand Lake Planning Board to be the Lead Agency. RL seconded the motion and all approved. AH motioned to set a Public Hearing for October 3, 2018. DB seconded the motion and all approved.

MINUTES – RL motioned to approve the August 1, 2018 minutes. DB seconded the motion and all approved.

ADJOURNMENT

AH motioned to adjourn the meeting at 8:03 PM. DB seconded the motion and all approved.