

**Town of Sand Lake  
Zoning Board of Appeals (ZBA)  
August 10, 2023**

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 or the actual proceedings. The transcript of this meeting is on a digital voice recorder and available at the Town Hall.

**CALL TO ORDER:**                   **Melissa Toni opened the meeting at 7:17PM**

**MEMBERS PRESENT:**           Melissa Toni, Scott A. Blair, Daniel Hogle, Craig Crist, Esq.

**MEMBERS ABSENT:**           Nancy Perry, Amy Lent

**OTHERS PRESENT:**           Mike Ernest, Julie Ernest, Matt Ernest

**RECORDING CLERK:**           Sarah Jones Clerk for Planning Board and ZBA

**Area Variance Application**

Michael Ernest (Applicant/Property Owner)	Tax Map #s: 149.-2-47.12
785-789 Taborton Rd.	Original Lot Size: 30.04 acres
Sand Lake, NY 12153	Proposed Lot B1: 14.76 acres
RR – Residential Zoning District	Proposed Lot B2: 14.73 acres

Part 1 Area variance application regarding Lot B2 for insufficient side yard setback, Lot width and exceeding the 3:1 lot depth to width ratio.

Part 2 Area variance application regarding lot B1 for exceeding the 3:1 lot depth to width ratio.

Associated with a minor subdivision application.

Mr. and Mrs. Ernest presented their Area Variance Application which is associated with a minor subdivision application. After extensive review of the survey map and discussion with the board members it was determined the board was not able to move forward with the necessary Area Variances required to create the proposed Minor Subdivision.

To reevaluate this application for completeness it was determined by the board that for proposed lots currently labeled B-1 and B-2 the following changes must occur:

1. All existing side setbacks, houses and accessory structures must be displayed on the survey map.
2. Lot width ratio must be displayed on the survey map.
3. Deviation from the 3:1 ratio must be displayed on the survey map.
4. Total frontage (C-4, C-5) must be displayed on the survey map.
5. All numbers must be accurately reflected on both the survey map and the application.

**DRAFT RESOLUTION FOR APPROVAL**

Area Variance for Frank Maier

The quorum necessary for voting was not met therefore this resolution will be presented at the September 14, 2023 meeting of the Zoning Board.

Area Variance for Michael and Dina Addario

The quorum necessary for voting was not met therefore this resolution will be presented at the September 14, 2023 meeting of the Zoning Board.

**DRAFT MINUTES FOR APPROVAL**

The quorum necessary for voting was not met therefore the July 20, 2023, Draft minutes will be presented at the September 14, 2023, meeting of the Zoning Board.

**ADJOURNMENT** – MT motioned to adjourn the meeting at 7:53PM; seconded by DH and all approved.