

Town of Sand Lake  
Zoning Board of Appeals, (ZBA)  
Minutes - August 20, 2015

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 is on a digital voice recorder and available at the Town Hall.

**CALL TO ORDER:** Gerry Burger called the meeting to order at 7:05 pm.

**MEMBERS PRESENT:** John Bond, Scott Bendett, and Geraldine Burger, and Lawrence Howard, Legal Counsel. We also have one vacancy.

**ABSENT:** Chairwomen Judith Breselor

**OTHERS PRESENT:** Monica Ryan, Coordinator of Community Planning, Bruce Perry, Keith Meissner, Jennifer Meissner, and Pam Van Hoesen.

**RECORDING SECRETARY:** Monica M. Hardy, ZBA Secretary

**AREA VARIANCE:**

Bruce Perry  
23 Gettle Road  
Averill Park NY, 12018

Bruce Perry appeared before the Board asking for an Area Variance requesting a front yard setback to expand an existing solar array. He would like to add two more solar panels in line with the three panels that already exist. The reason for this is he is purchasing an electric automobile and needs the extra power to charge it. The solar panels are located 800' in front of his house.

Gerry Burger opened the public hearing at 7:10 and closed it at 7:15. There was no one in attendance for a public hearing.

The Board had a discussion with Mr. Perry about the extension of his solar panels. Scott Bendett asked Mr. Perry if he would be willing to add more trees on the side of the solar array. Gerry also asked for more vegetation on the right side of the property. Scott mentioned that the neighboring home looks directly outside their window at the solar array. The Board is asking for a 5 ft. minimum extension of the berm. Mr. Perry agrees for a 5ft. extension minimum but also explains that there still needs to be an access to his yard.

This application was brought before the Planning Board and they gave a positive recommendation on August 12, 2015.

A motion was made by Jeb Bond and seconded by Scott Bendett and unanimously carried that this be listed as a Type II SEQRA and no further studies are needed.

A motion was made by Gerry Burger seconded by Jeb Bond and unanimously carried to APPROVE this application for an Area Variance to add two solar panels to his existing array with the condition he extend the berm to a five feet minimum on the south side of the array.

**AREA VARIANCE:**

Keith & Jennifer Meissner  
58 Wisner Road  
Averill Park, NY 12018

Jennifer & Keith Meissner appeared before the Board for an Area Variance requesting a front yard setback to install a solar array. They will be installing 3 poles with eight solar panels on each pole. The array will be installed in an open field adjacent to their existing home.

Jeb asked if they are willing to add some sort of screening in front of the solar array, because it will cause a visual impact on the neighbors. He also asked how tall this array would be. Jennifer stated approximately 11½ ft. to the top of the solar array. There was a discussion on what they would use to screen this.

A motion was made by Gerry Burger and seconded by Scott Bendett and unanimously carried to open the public hearing at 7:40. There was no one in attendance. The public hearing was closed at 7:42.

A motion was made by Gerry Burger and seconded by Scott Bendett and unanimously carried that this be listed as a Type II SEQRA and no further studies are needed.

A motion was made by Gerry Burger and seconded by Jeb Bond and unanimously carried to APPROVE this application for an Area Variance for a front yard setback to install a solar array consisting of three poles with eight panels for each pole. A condition was placed to construct a screen 25 ft. from the property line on Wisner Road and approximately 30 ft. in length with approximately 4 ft. evergreen trees.

**AREA VARIANCE:**

Pamela Van Hoesen  
26 Manning Way  
Sand Lake NY, 12153

Pamela Van Hoesen appeared before the Board requesting an Area Variance to reduce the required rear yard setback to extend an existing deck 10 feet. She has received written approval from various neighbors which is being placed in the record.

She received approval from the Planning Board to remove trees and also the Planning Board gave a positive recommendation for the extension of the deck.

A motion was made by Gerry Burger and seconded by Scott Bendett and unanimously carried to open the public hearing at 7:50. There was no one in attendance. The public hearing was closed at 7:55.

A motion was made by Scott Bendett and seconded by Jeb Bond and unanimously carried to list this as a Type II SEQRA and no further studies are needed.

A motion was made by Scott Bendett and seconded by Jeb Bond and unanimously carried to APPROVE the Area Variance for a 10 ft. extension on the existing deck.

**MINUTES:**

A motion was made by Gerry Burger and seconded by Jeb Bond and unanimously carried to approve the minutes as written.

**ADJOURNMENT:**

A motion was made by Gerry Burger and seconded by Jeb Bond and unanimously carried to adjourn the meeting at 8:15.

Respectfully Submitted,

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Monica M. Hardy, ZBA Secretary