

Sand Lake Zoning Board of Appeals

Minutes – January 16, 2014

The minutes as follows, are intended to provide a general summary of the Public Hearings and meetings. 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 each meeting is on digital voice recorder and available at the Town Hall.

Chairperson Judy Breselor called to order the ZBA Meeting at 7:04 pm.

Attendance: Judith Breselor, John Bond, Scott Bendett, Geraldine Burger, Jim Gifford, Monica Hardy (Secretary) and Scott Ely (Counsel) substituted for Lawrence Howard (Counsel) in his absence.

Others in Attendance: Mike and Debbie Wager, and Brian Oliver

Applicant: Mike Wager and William Hoffay

William Hoffay has given Mike Wager permission, in writing, to represent him before the Zoning Board as necessary, and to answer any questions on his behalf.

Mike Wager is asking for an Area Variance. The property is deficient Road Frontage, from the 150ft to 50ft. according to Article XVIII Section 250-79 (B) 3.

Location: 311 Sheer Road
Averill Park NY 12018

Tax Map ID: 158-1-20.111

Chairperson Breselor told the Board that a recommendation from the Planning Board, a letter for a 239 Review from the Rensselaer County Economic Development and Planning, and a letter from the Department of Engineering and Highways for the driveway were all received with a positive recommendation. Also an approved E911 address for proposed subdivision lot has been assigned.

Mike Wager is anticipating building a single family home on the 7.2 acres. Judy Breselor asked if fire trucks, ambulance etc. would be able to utilize the driveway? Mike responded that all emergency vehicles will be able to utilize the driveway. Bill Hoffay will also be using the driveway for his farming equipment. Judy also asked if the proposed house will block any neighbors view? Mike response was negative.

Judy Breselor opened the meeting to the public. Brian J. Oliver approached the bench saying that he was the closest neighbor to this property and was just seeking information from the applicant.

Judy Breselor closed the Public Hearing at 7:18.

A MOTION was made by Scott Bendett and SECONDED by Jim Gifford and UNANIMOUSLY APPROVED to list this as a Type II SEQRA. A MOTION was made by to APPROVE this application

Judy Breselor – NO

Jim Gifford – NO

Since the MAJORITY VOTE is YES, the Application is APPROVED.

MINUTES: A MOTION was made by John Bond and SECONDED by Jim Gifford and UNANIMOUSLY APPROVED to accept the August 8, 2013 Minutes as written.

NEW BUSINESS: There was no new business to discuss.

A MOTION was made by Judy Breselor and SECONDED by Gerry Burger and UNANIMOUSLY APPROVED to adjourn the meeting at 7:36 pm.

Respectfully Submitted,

Monica M. Hardy
ZBA Secretary