

Town of Sand Lake
Zoning Board of Appeals, (ZBA)
July 16, 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: Judy Breselor called the meeting to order at 7:00 pm stating that all members are present.

MEMBERS PRESENT: Chairwoman Judith Breselor, John Bond, Jim Gifford, Scott Bendett, and Geraldine Burger

OTHERS PRESENT: Mark Cioffi, Mark Cioffi II, Nancy Perry, Planning Chairperson, Monica Ryan, Coordinator of Community Planning

RECORDING SECRETARY: Monica M. Hardy, ZBA Secretary

SPECIAL EXCEPTION:

Mark Cioffi
3859 NY Route 150
West Sand Lake NY 12196

Mark Cioffi appeared before the Board asking for a Special Exception to convert a single-family residence into three, one bedroom apartments. Each apartment will have two parking spots, three individual entrances and will be approximately 820 sq. ft.

Rensselaer County Bureau of Planning questioned the sufficiency of the wells and septic system to handle the use of the three apartments. Mark states that there are three wells on the property and plenty of water. He also provided the Board with a Septic System Visual Assessment from Mountain Top Septic Services which proved overall condition is good showing no signs of leakage or odor on the property.

This property has 42 acres and is in an A-1 Zoning District. Mark's sons are planning to build homes on this property and farm the land. It may also be used for cattle in the future.

This application was brought before the Planning Board and they gave a positive recommendation on July 15, 2015.

There was no one in attendance for a public hearing. Judy closed the public hearing at 7:10.

A motion was made by Judy Breselor and seconded by Scott Bendett and **that all conditions and studies recommended by the Rensselaer County Bureau of Planning were satisfied, and the motion was** unanimously carried to accept the 239 Review from the Rensselaer County Bureau of Planning.

A motion was made by Judy Breselor and seconded by Scott Bendett and unanimously carried that this is a Type II SEQRA and no further studies are needed.

A motion was made by Judy Breselor and seconded by Jim Gifford, and unanimously carried to APPROVE this application for a Special Exception.

MINUTES:

A motion was made by Jim Gifford, seconded by Jeb Bond and unanimously carried to approve the minutes as written.

ADJOURNMENT:

A motion was made by Judy Breselor, seconded by Scott Bendett and unanimously carried to adjourn the meeting at 7:15.

Respectfully Submitted,

Monica M. Hardy, ZBA Secretary

