

**TOWN OF SAND LAKE  
PLANNING BOARD MEETING  
November 3, 2021  
SAND LAKE TOWN HALL**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**Minor Subdivision Application and Public Hearing**

Karen Gillen & Rebecca Welch (Applicants/Property Owners)  
110 Kipple Road  
Sand Lake, NY 12153  
RR – Rural Residential

**Tax Map #: 161.-2-1.11**  
Original Lot Size: 61.74 acres  
Lot 1 Size: 5.57 acres  
Lot 2 Size: 61.74 acres

A Minor Subdivision application to create one new residential lot from an existing residential property with acreage.

**Site Plan Review Application**

Matt Baumgartner – June Farms  
275 Parker Road  
West Sand Lake, NY 12196  
AR – Agricultural/Residential Zoning District

**Tax Map #: #157.-3-3.1  
#157.-3-2.1**  
Lot Size: 101.30 acres

A Site Plan Amendment application to amend glamping and dwelling site locations at June Farms.

**Boundary Line Adjustment (1 of 2 related)**

John Hill (applicant/donor parcel)  
8 Eastview Road  
Averill Park, NY 12018  
R-Residential Zoning District

**Tax Map #: 147.4—1-10.12**  
Original Lot Size: 3.97 acres  
Proposed Lot Size: 3.8829 acres

AND

KRJ Holdings (receiving parcel)  
Thais Road  
Averill Park, NY 12018  
R-Residential Zoning District

**Tax Map #: 147.4-1-10.111**  
Original Lot Size: 26.36 acres  
Proposed Lot Size: 26.4471 acres

A Boundary Line Adjustment application for a donor parcel of 3.97 acres to donate .0871 acres to a receiving parcel of 26.36 acres which will result in a donor parcel of 3.8829 acres and a receiving parcel of 26.4471 acres.

**Boundary Line Adjustment (2 of 2 related)**

Millard Keneston (applicant/receiving parcel)  
252 Thais Road  
Averill Park, NY 12018  
R-Residential Zoning District

**Tax Map #: 147.-3-14.31**  
Original Lot Size: 1.0177 acres  
Proposed Lot Size: 1.2485 acres

AND

KRJ Holdings (donor parcel)  
Thais Road  
Averill Park, NY 12018  
R-Residential Zoning District

**Tax Map #: 147.4-1-10.111**  
Original Lot Size: 26.4471 acres  
Proposed Lot Size: 26.216 acres

A Boundary Line Adjustment application for a donor parcel of 26.4471 acres to donate .2308 acres to a receiving parcel of 1.0177 acres which will result in a donor parcel of 26.216 acres and a receiving parcel of 1.2485 acres.

**Scenic Preservation Review Application**

Robert L. Flansburg, PE – Dreamscapes Unlimited (applicant)  
Gary & Linda Brown (property owners)  
26 West Shore Drive  
Averill Park, NY 12018  
R – Residential Zoning District

**Tax Map # 158.4-5-15**

Lot Size: .50 acres

A Scenic Preservation Review Application to flood-proof an existing residential home on Burden Lake by raising it above flood elevation; and adding a small deck.

**DRAFT RESOLUTIONS FOR APPROVAL**

- Boundary Line Adjustment for Linda Schroeder and Rebecca Southard-Kreiger  
Application approved at the October 20, 2021 Planning Board Meeting
- Boundary Line Adjustment for Lance-Bowen and Kennedy (1 of 2 related)  
Application approved at the October 20, 2021 Planning Board Meeting
- Boundary Line Adjustment for Kennedy and Lance-Bowen (2 of 2 related)  
Application approved at the October 20, 2021 Planning Board Meeting

**DRAFT MINUTES FOR APPROVAL**

June 16, 2021

**ADJOURNMENT**