

**TOWN OF SAND LAKE  
PLANNING BOARD MEETING  
March 17, 2021**

**SAND LAKE TOWN HALL VIRTUAL MEETING**

**COVID-19 Note:** Due to public health safety concerns related to COVID-19, the Town of Sand Lake Planning Board will not be meeting in person. In accordance with the Governor's Executive Order 202.1, the Town of Sand Lake Planning Board's March 17, 2021 meeting will be held via videoconference, and a transcript will be provided at a later date. *The public will have an opportunity to see and hear the meeting live on the Town website at [https://townhallstreams.com/towns/sand\\_lake\\_ny](https://townhallstreams.com/towns/sand_lake_ny).* For the ability to comment during a public hearing, please see the instruction page on the Town Website at <https://www.townofsandlake.us/planningboard>. Written comment regarding this agenda may be emailed to the Planning Board at: KO'Sullivan@sand-lake.us by 12 Noon on March 17, 2021.

**ATTENDANCE**

**Minor Subdivision Application and Public Hearing**

Albert Hayner (applicant)  
17 Sheer Road  
Averill Park, NY 12018  
R- Residential District

**Tax Map # 158.-2-79.2**  
Current Lot Size: 70.28 acres  
Proposed Lot 2A Size: 68.7 acres  
Proposed Lot 2B Size: 1.58 acres

A Minor Subdivision Application to create one new residential lot from a 70.28-acre parcel.

**Special Use Permit and Site Plan Review Application and Public Hearing**

John Slyer (applicant & property owner)  
SKY HIGH Adventure Center, Inc.  
27 Lake Avenue  
Averill Park, NY 12018  
R – Residential Zoning District

**Tax Map # 148.3-1-27.2**  
Lot Size: 9 acres

A Special Use Permit and Site Plan Review Application establishing a community center for recreational/educational programs.

**Special Use Permit and Site Plan Review Application and Public Hearing**

Joseph Jankovic (applicant & property owner)  
Eastern Union Turnpike  
Averill Park, NY 12018  
R – Residential Zoning District

**Tax Map # 159.-1-2.12**  
Lot Size: 23.13 acres

A Special Use Permit and Site Plan Review Application to utilize basketball courts for personal use and by a non-profit organization.

**Special Use Permit Review and Scenic Preservation Application and Public Hearing**

Antonino Aliberti  
64 Loon Creek Lane  
Averill Park, NY 12018  
R – Residential Zoning District

**Tax Map # 158.4-2-31**  
Lot Size: .35 acres

A Special Use Permit Application to convert an existing basement in a single-family dwelling on Burden Lake into an apartment creating one additional dwelling unit and constructing a second story dormer.

**Boundary Line Adjustment Application**

Victoria Frazier (applicant/donor parcel)  
NYS Route 150  
East Greenbush, NY 12061  
AR – Agricultural/Residential Zoning District  
And  
Michael E. Suplee (receiving parcel)  
3593 Route 150  
East Greenbush, NY 12061  
AR – Agricultural/Residential Zoning District

**Tax Map # 168.-4-40**  
Current Lot Size: 86.21 acres  
Donating: 0.24 acres  
Remaining Lot Size: 85.97 acres

**Tax Map # 168.-4-41**  
Current Lot Size: 93.88 acres  
Receiving: 0.24 acres  
Adjusted Lot Size: 94.12 acres

A Boundary Line Adjustment Application for the donor parcel of 86.21 acres to donate .024 acres to the receiving parcel of 93.88 acres which will result in a donor parcel of 85.97 acres and a receiving parcel of 94.12 acres.

**Site Plan Review Application**

Sarbjeeet S. Sahuta (applicant)  
SKJ Properties IV LLC (property owner)  
3305 NY 43  
Averill Park, NY 12018  
HMU – Hamlet Mixed Use Zoning District

**Tax Map # 147.4-1-18**  
  
Lot Size: 2.26 acres

A Site Plan Review Application to renovate existing car wash building into a retail wine and liquor store.

**Sign Placement Application**

William Burdick (applicant/property owner)  
Udderly Ice Cream, LLC  
3579 Route 43  
West Sand Lake, NY 12196  
HMU – Hamlet Mixed Use Zoning District

**Tax Map # 147.1-4-24 & 147.1-4-24.5**  
  
Lot Size: 3 acres

A Sign Placement Application for reopening of a business under a different name.

**ADJOURNMENT**