

**TOWN OF SAND LAKE
PLANNING BOARD MEETING
March 3, 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 3, 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.* 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 3, 2021.

ATTENDANCE

ZBA Recommendation - Area Variance and related Minor Subdivision

Christopher and Mari Wachtel
215 Methodist Farm Road
Averill Park, NY 12018
R-Residential Zoning District

Tax Map #: 170.-1-7.1
Current Lot Size: 20.94 acres
Proposed Lot 1 Size: 19.30 acres
Proposed Lot 2 Size: 1.64 acres

An area variance application for insufficient lot width as part of a minor subdivision application to create one new residential lot.

ZBA Recommendation - Area Variance and related Special Use Permit

Maureen Straight
158 Glass Lake Road
Averill Park, NY 12018
R-Residential Zoning District

Tax Map #: 159.2-1-13

Lot Size: 0.4 acres

An area variance application for insufficient side yard setbacks for the construction of a primary single-family dwelling in addition to an existing dwelling.

ZBA Recommendation – Area Variance and related Minor Subdivision

Thomas & Flora Fasoldt (applicant)
111 Wisner Road
Averill Park, NY 12018
RR– Rural/Residential District

Tax Map # 148.-1-25
Current Lot Size: 20.15 acres
Proposed Lot 1 Size: 9.7 +/- acres
Proposed Lot 2 Size: 3.34 +/- acres
Proposed Lot 3 Size: 7.11 +/- acres

A Minor Subdivision Application to create two new residential lots from a 20.15-acre parcel.

Minor Subdivision Application

Albert Hayner (applicant)
17 Sheer Road
Averill Park, NY 12018
RR– Rural/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

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

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

Antonino Aliberti
64 Loon Creek Lane
Averill Park, NY 12018

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.

DRAFT RESOLUTIONS

- Minor Subdivision for Edward Patanian – Westfall Village
Application approved at the February 17, 2021 Planning Board Meeting.

APPROVAL of DRAFT MINUTES

- February 17, 2021

ADJOURNMENT