

**TOWN OF SAND LAKE
PLANNING BOARD MEETING**

April 7, 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 April 7, 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: LFedoreshenko@sand-lake.us by 12 Noon on April 7, 2021.

ATTENDANCE

Minor Subdivision Application and Public Hearing

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

A Minor Subdivision Application to create one residential lot.

Special Use Permit Application and Public Hearing

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

A Special Use Permit Application to establish a primary dwelling and an accessory dwelling on a single lot.

ZBA Recommendation Area Variance and related Minor Subdivision

Shane Cahill (Applicant)
Glenn Kinney (Property Owner)
144 Methodist Farm Road
Averill Park, NY 12018
R-Residential Zoning District

Tax Map #: 170.2-1-16
Original Lot Size: 9.44 acres
Lot 1 Size: 2.73 acres
Lot 2 Size: 6.70 acres

An area variance application regarding a proposed minor subdivision to create a lot that exceeds the 3:1 ratio of lot depth to lot width.

Sign Placement Application

Lake Avenue Community Church (Applicant)
Hope Lutheran Church (Property Owner)
4363 NY 150
West Sand Lake, NY 12196
HC-Hamlet Commercial Zoning District

Tax Map #: 146.2-4-43

Lot Size: .72 acres

A Sign Placement Application to demolish and replace an existing sign.

Boundary Line Adjustment Application (1 of 2 Related)

Jennifer and Christopher Rollins (applicant/donor parcel)
Scott and Claudette Bendett &
Jennifer and Christopher Rollins (Property Owners)
34 Huntley Road
Averill Park, NY 12018
R-Residential Zoning District
AND

Jennifer and Christopher Rollins (applicant/ receiving parcel)
37 Perry Way
Averill Park, NY 12018
R – Residential Zoning District

Tax Map #: 159.-1-24
Current Lot Size: 1.10 acres
Donating: .61 acres
Proposed Lot Size: .51acres

Tax Map #: 159.-4-1-34
Current Lot Size: 1.13 acres
Receiving .61- acres
Proposed Lot Size: 1.74 acres

A Boundary Line Adjustment Application: the donor parcel of 1.10 acres to donate .61-acres to the receiving parcel of 1.13 acres, resulting in a donor parcel of .51 acres and receiving parcel of 1.74 acres.

Boundary Line Adjustment Application (1 of 2 Related)

Scott and Claudette Bendett (applicant/donor parcel)
Scott and Claudette Bendett &
Jennifer and Christopher Rollins (Property Owners)
34 Huntley Road
Averill Park, NY 12018
R-Residential Zoning District
AND

Scott and Claudette Bendett (applicant/ receiving parcel)
36 Huntley Road
Averill Park, NY 12018
R – Residential Zoning District

Tax Map #: 159.-1-24
Current Lot Size: .51 acres
Donating: .51 acres
Proposed Lot Size: Eliminate

Tax Map #: 159.-4-1-34
Current Lot Size: 12.19 acres
Receiving .51 acres
Proposed Lot Size: 12.70 acres

A Boundary Line Adjustment Application: the donor parcel of .51-acres to be donated to the receiving parcel of 12.19 acres, resulting in a receiving parcel of 12.7 acres and donor parcel elimination.

Scenic Preservation Review

Justin Adamo (Applicant)
Anja Carr (Property owner)
3 Lawson Road, Sand Lake, NY 12153
RR-Residential

Tax Map #: 149.11-1-21

Lot Size 0.45 acre 12153

A Scenic Preservation Review Application to construct a deck within 100' of Big Bowman Pond.

DRAFT RESOLUTIONS – Applications were all approved at the March 17, 2021 Planning Board Meeting

- **Minor Subdivision for Albert Hayner**
- **Special Use Permit for John Slyer**
- **Site Plan Review for John Slyer**
- **Special Use Permit for Antonino Aliberti**
- **Scenic Preservation for Antonino Aliberti**
- **Boundary Line Adjustment for Victoria Frazer**
- **Site Plan Review for Sarbjeet S. Sahota – SKJ Properties IV LLC**
- **Sign Placement Application for William Burdick – Udderly Ice Cream**

APPROVAL of DRAFT MINUTES

ADJOURNMENT