

**TOWN OF SAND LAKE  
PLANNING BOARD MEETING  
WEDNESDAY, May 3, 2023 – 7:30PM  
SAND LAKE TOWN HALL**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**Site Plan Review Application and Public Hearing**

Scott & Donna Paul (Applicants/Property Owners)  
60 Cayuga Lane,  
West Sand Lake, NY 12196  
R – Residential Zoning District

**Tax Map #s:** 147.1-1-66  
**Lot Size:** 1.97 +/- acres

A Site Plan Review Application to construct a 36' x 36' barn to house two personal horses.

**Boundary Line Adjustment Application for Maria Martin**

Michael and Maria Martin (Applicant/Property Owners/Donor)  
32 Glen Royal Drive  
Averill Park, NY 12018  
R - Residential Zoning District

**Tax Map #:** 169.2-2-14  
Original Lot Size: 5.29 acres  
Proposed Lot Size: .26 acres

**AND**

Michael and Maria Martin (Applicant/Property Owners/Receiving)  
32 Glen Royal Drive  
Averill Park, NY 12018  
R - Residential Zoning District

**Tax Map #:** 170.-1-29.216  
Original Lot Size: .10 acres  
Proposed Lot Size: 5.13 acres

A Boundary Line Adjustment Application for a donor parcel of 5.29 acres to donate 5.03 acres to a receiving parcel of .10 acres which will result in a donor parcel of .26 acres and a receiving parcel of 5.13 acres.

**DRAFT MINUTES FOR APPROVAL**

April 5, 2023

**ADJOURNMENT**



**TOWN OF SAND LAKE**  
**ZONING / BUILDING DEPARTMENT**  
PO Box 273  
Sand Lake NY 12153  
(518) 674-2026 Ext 116 / [mwager@sand-lake.us](mailto:mwager@sand-lake.us)

### Record of Zoning Determination

Date of Determination: 2-28-23

Name of Inquirer: Maria Martin Inquiry Method: In-person

Property Owner(s): Maria Martin

Property Address: 32 Glen Royal Drive, Averill Park Tax Parcel #: 169.02-2-14

Brief description of proposed land use/project:

Associated with a proposed Boundary Line Adjustment (BLA) for residential use.

Proposed land use category per Town Code Chapter 250 Use Table: Residential

Is the project compliant with Town Code Chapter 250, Zoning?  Yes  No

If NO above, section(s) of the Code for which a variance is needed: \_\_\_\_\_

Summary explanation:

Applicant proposing a BLA to donate 5.03 acres to Tax Map ID #: 170.-1-29.216 which result in the primary lot size dropping from 5.29 acres to .26 acres. This reduction will result in an insufficient lot size and lot width for the primary parcel. It is noted that the primary parcel had been .26 acres prior to the applicant obtaining and merging the 5.03 acres located behind the primary parcel.

Zoning Approvals Needed (Check all that apply):

- Special Use Permit
- Site Plan Review
- Scenic Preservation
- Sign Placement
- Area Variance
- Use Variance
- Boundary Line Adjustment

ZEO Signature: *Michael J. Wager*

Date: 3-2-2023



TOWN OF SAND LAKE  
PLANNING BOARD  
PO Box 273, 8428 NY Route 66  
Sand Lake, NY 12153  
(518) 674-2026 ~ www.townofsandlake.us

### BOUNDARY LINE ADJUSTMENT APPLICATION

Please refer to the Code of the Town of Sand Lake, Section 225-4 for more detailed information.

#### APPLICANT:

Name: MICHAEL J. MARTIN & MARIA THERESA MARTIN  
Address: #32 GLEN ROYAL DRIVE AVERILL PARK NY 12018  
Home Phone: [REDACTED] Work/Cell Phone: [REDACTED] Email: [REDACTED]

#### DONOR PARCEL OWNER:

Name: MICHAEL J. MARTIN & MARIA THERESA MARTIN  
Address: #32 GLEN ROYAL DRIVE AVERILL PARK NY 12018  
Home Phone: [REDACTED] Work/Cell Phone: [REDACTED] Email: [REDACTED]

#### RECEIVING PARCEL OWNER (if not Applicant):

Name: MICHAEL J. MARTIN & MARIA THERESA MARTIN  
Address: #32 GLEN ROYAL DRIVE AVERILL PARK NY 12018  
Home Phone: [REDACTED] Work/Cell Phone: [REDACTED] Email: [REDACTED]

#### SIGNATURES:

Applicant: [Signature] Date: 2/07/23  
Donor Parcel Owner (if not applicant): \_\_\_\_\_ Date: 2/07/23  
Receiving Parcel Owner (if not applicant): \_\_\_\_\_ Date: 2/07/23

OFFICIAL USE ONLY:			
Date Application Received: _____	Amount Received: _____	Received By: _____	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> CONDITIONALLY APPROVED	<input type="checkbox"/> DENIED	Date _____

**DONOR PARCEL INFORMATION**

Donor Parcel Address: #32 GLEN ROYAL DR.

Donor Parcel Tax Map Number: 169.02-2-14

Donor Parcel Use of Property: RESIDENCE

Donor Parcel Zoning District: R

Current Lot Size: 5.29 AC Donating (acreage): 5.03 Proposed Adjusted Lot Size 0.26

Boundary Line(s) to be Adjusted:  Front  Side  Side  Rear

	Present Dimensions	Requested Dimensions
Front Setback		
Side Setback		
Side Setback		
Rear Setback		
Lot Frontage	158.17	75'
Lot Width	75'	

**RECEIVING PARCEL INFORMATION**

Receiving Parcel Address: 2nd DYKE RD

Receiving Parcel Tax Map Number: 170.00-1-29.216

Receiving Parcel Present Use of Property: VACANT

Receiving Parcel Zoning District: R

Reason for Adjustment: MERGE VACANT PORTION OF LAND FROM TM169.02-2-14

Current Lot Size: 0.10 Receiving acreage: 5.03 Proposed Adjusted Lot Size 5.13

Boundary Line(s) to be Adjusted:  Front  Side  Side  Rear

	Present Dimensions	Requested Dimensions
Front Setback		
Side Setback		
Side Setback		
Rear Setback		
Lot Frontage	403.55'	428.55'
Lot Width		

**BRIEFLY EXPLAIN REASON FOR THE BOUNDARY LINE ADJUSTMENT:**

MERGE NEWLY ACQUIRED TM170.00-1-29.216 WITH TM169.020-2-14; AND RETURN THE DWELLING PORTION ON GLEN ROYAL DR. BACK TO ITS ORIGINAL SIZE & ACREAGE.

**PLOT ENGINEER/SURVEYOR:**

Name: **KEVIN J. McGRATH**

Work/Cell Phone: **518 674-2864** Email: **mcgrathsurveyors1@netzero.com**

**STATE ENVIRONMENTAL QUALITY REVIEW SHORT ASSESSMENT FORM**

*Complete Part 1 only. May be downloaded from the NYS DEC Website at:  
([http://www.dec.ny.gov/permits\\_ej\\_operations\\_pdf/seafpartone.pdf](http://www.dec.ny.gov/permits_ej_operations_pdf/seafpartone.pdf))*

**LIST OF MATERIALS THAT MUST ACCOMPANY THIS APPLICATION FOR IT TO BE CONSIDERED BY THE PLANNING BOARD:**

- **Sketch Plan (OR Survey Plat) - - 5 Copies plus a digital version - - containing:**
  - Existing boundaries as they exist, and as they are proposed to be adjusted, including such portion of the parcel proposed to be adjusted as shall be reasonably necessary for the Board's understanding of the proposal.
  - As applicable, a latest revision date on the Plat.
  - Location of the lot line adjustment in relation to the entire tract and the distance to the nearest existing street intersection.
  - All existing structures, wooded areas, streams, and other significant physical features.
  - Names and addresses of the owners of the donor and receiving properties.
  - Tax Map sheet, block, and lot numbers.
  - All existing restrictions on the use of the land, including easements, covenants or zoning lines.
- **Signatures of Donor Applicant, Abutting Property Owner, and other Owners.**
- **Copy of section of applicable Tax Map showing location of both properties.**
- **Completed State Environmental Quality Review Short Assessment Form, Part 1.**
- **Digital copies of the application and Sketch Plan/Plat may be emailed to: [mryan@sand-lake.us](mailto:mryan@sand-lake.us)**
- **Boundary Line Adjustment Application Fee.**
  - See Fee schedule for current fee.
  - Make checks payable to the Town of Sand Lake.

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: LOT LINE ADJUSTMENT BETWEEN LANDS OF MICHAEL J. MARTIN & MARIA THERESA MARTIN			
Project Location (describe, and attach a location map): 2nd DYKE ROAD & GLEN ROYAL DRIVE SAND LAKE NY			
Brief Description of Proposed Action: MERGING A PORTION OF TAX MAP PARCEL 169.02-2-14 WITH TAX MAP PARCEL 170.00-2-29.216			
Name of Applicant or Sponsor: MICHAEL J. MARTIN & MARIA THERESA MARTIN		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 32 GLEN ROYAL DRIVE			
City/PO: AVERILL PARK		State: NY	Zip Code: 12018
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.39 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.08 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
_____			
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____			
ON SITE WELL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
_____			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____			
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
_____			
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
_____			
_____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Bald Eagle	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Michael MARTIN MARIA MARTIN</u> Date: <u>2/7/2023</u> Signature: <u>Michael Martin</u> Title: _____		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

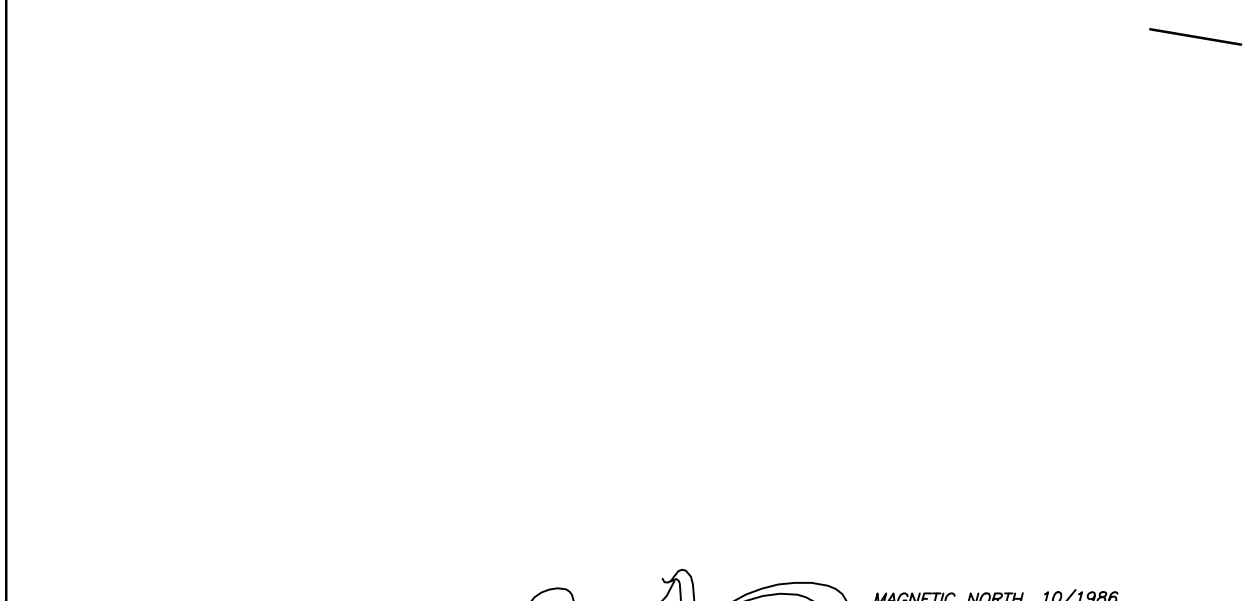
Samlin, USGS, Intemap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



LOCATION MAP  
NOT TO SCALE



T.M.#170.00-1-1  
REPUTED LANDS OF  
DAVID TRICKEY  
AND  
ELIZABETH TRICKEY  
L. 1546 P. 118

TAX MAP 169.02 - 2 - 8  
LANDS N/F OF  
ROBERT G. HOGLÉ  
AND  
ANNABELL HOGLÉ  
L. 1252 P. 651

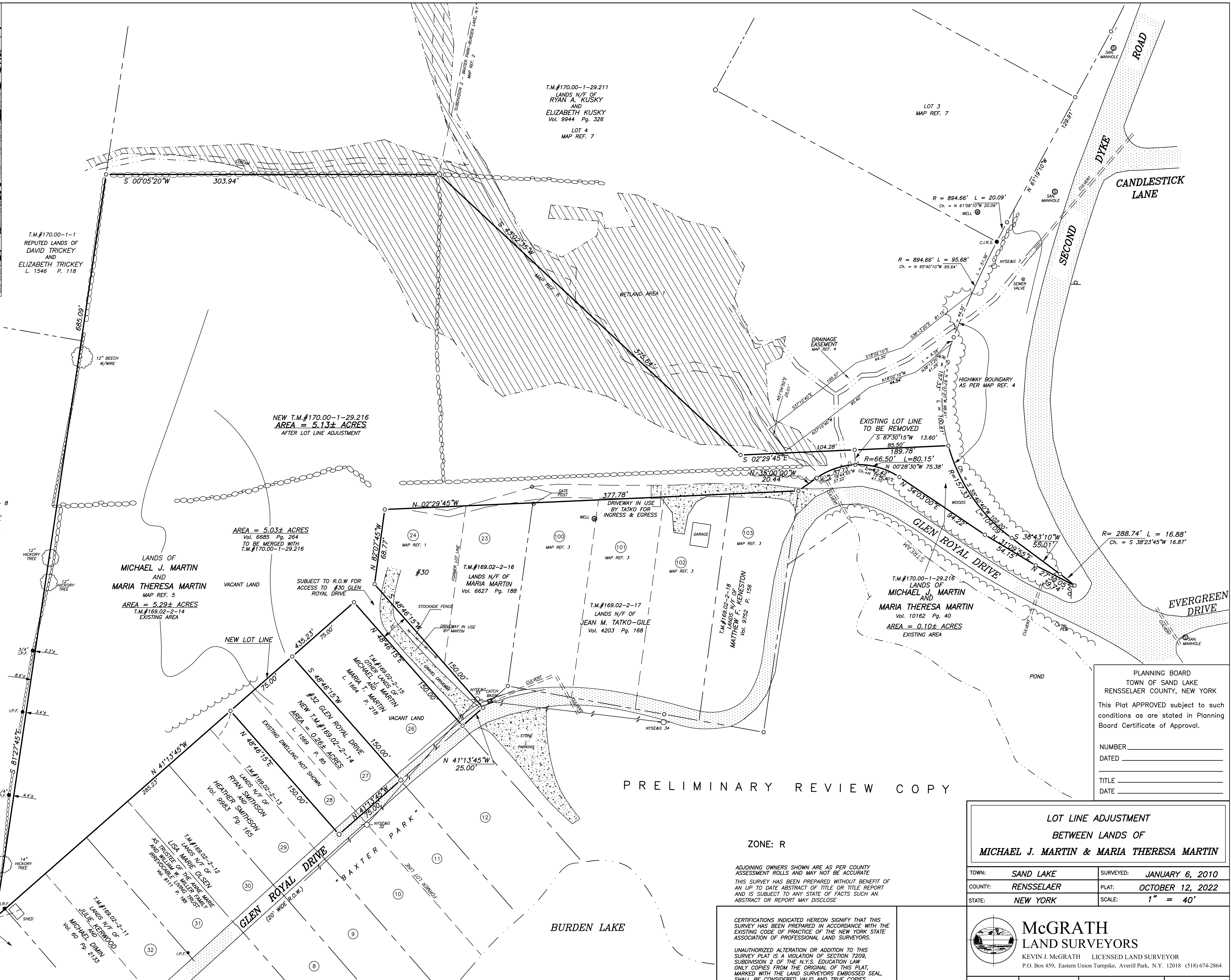
- MAP REFERENCES:**
- 1) "MAP & SURVEY OF BAXTER PARK-BURDEN LAKE, N.Y." DATED NOV. 30, 1951. PREPARED BY JAMES F. HOFFMAN. FILED IN THE RENSSELAER COUNTY CLERKS OFFICE IN DRAWER 52 AS MAP 34.
  - 2) "MAP & SURVEY OF SUBDIVISION 2 - BAXTER PARK-BURDEN LAKE, N.Y." DATED OCTOBER 1, 1952. PREPARED BY JAMES F. HOFFMAN. FILED IN THE RENSSELAER COUNTY CLERKS OFFICE IN DRAWER 40 AS MAP 26.
  - 3) "RE-SUBDIVISION OF LOTS 16, 17, 18, 19, 20, 21, 22 AND SUPERSEDES THEM AS ORIGINALLY LAID DOWN IN MAP ENTITLED 'MAP & SURVEY OF BAXTER PARK' DATED AUGUST 28, 1953. PREPARED BY JAMES F. HOFFMAN. FILED IN THE RENSSELAER COUNTY CLERKS OFFICE IN DRAWER 54 AS MAP 33.
  - 4) "SURVEY OF LANDS OF THE RENSSELAER BOYS CLUB, INC. PROPOSED HIGHWAY DEDICATION SECOND DYKE ROAD" DATED JANUARY 11, 1988. PREPARED BY C. P. MOMROW. FILED IN THE RENSSELAER COUNTY CLERKS OFFICE IN DRAWER 1988 AS MAP 18.
  - 5) "LOT LINE ADJUSTMENT BETWEEN LANDS OF BROOKVIEW COURT INC. AND LANDS OF MICHAEL J. MARTIN & MARIA THERESA MARTIN" DATED JANUARY 10, 2011. PREPARED BY McGRATH LAND SURVEYORS. FILED IN THE RENSSELAER COUNTY CLERKS OFFICE IN DRAWER 2011 AS MAP 1.
  - 6) "WETLAND MAP PIGLIAVENTO BUILDERS SECOND DYKE ROAD" DATED SEPTEMBER 2009. PREPARED BY INGALLS & ASSOCIATES, LLP.
  - 7) "PIGLIAVENTO 4 LOT SUBDIVISION SECOND DYKE ROAD" DATED MARCH 31, 2011. PREPARED BY McGRATH LAND SURVEYORS. FILED IN THE RENSSELAER COUNTY CLERKS OFFICE IN DRAWER 2012 AS MAP 140.

- LEGEND:**
- UNMONUMENTED ANGLE POINT - ○
  - EXISTING CAPPED IRON ROD - E.C.I.R. ●
  - CAPPED IRON ROD FOUND - C.I.R.F. ●
  - IRON ROD FOUND - I.R.F. ●
  - IRON PIPE FOUND - I.P.F. ●
  - CAPPED IRON ROD SET - C.I.R.S. ●
  - UTILITY POLE W/ UTILITY LINES - ○
  - LANDS NOW OR FORMERLY OF - LANDS N/F OF
  - DEED LIBER & PAGE - L. 100 P. 100
  - DEED VOLUME & PAGE - Vol. 100 Pg. 100
  - LOT NUMBER AS PER MAP REF. 1 - (1)
  - STONE WALL REMAINS - - -

T.M.#169.02-2-28  
LANDS N/F OF  
STANLEY J. HOWARTH  
L. 1526 P. 12

T.M.#169.02-2-11  
LANDS N/F OF  
JULIE KERWOOD  
Vol. 80 Pg. 2133

T.M.#170.00-1-29.216  
AREA = 5.13± ACRES  
AFTER LOT LINE ADJUSTMENT



T.M.#170.00-1-1  
REPUTED LANDS OF  
DAVID TRICKEY  
AND  
ELIZABETH TRICKEY  
L. 1546 P. 118

TAX MAP 169.02 - 2 - 8  
LANDS N/F OF  
ROBERT G. HOGLÉ  
AND  
ANNABELL HOGLÉ  
L. 1252 P. 651

LANDS OF  
MICHAEL J. MARTIN  
AND  
MARIA THERESA MARTIN  
MAP REF. 5  
AREA = 5.29± ACRES  
T.M.#169.02-2-14  
EXISTING AREA

AREA = 5.03± ACRES  
Vol. 6685 Pg. 264  
TO BE MERGED WITH  
T.M.#170.00-1-29.216

T.M.#169.02-2-16  
LANDS N/F OF  
MARIA MARTIN  
Vol. 6627 Pg. 188

T.M.#169.02-2-17  
LANDS N/F OF  
JEAN M. TATKO-GILE  
Vol. 4203 Pg. 168

T.M.#169.02-2-18  
LANDS N/F OF  
MATTHEW F. HENESTON  
Vol. 9729 P. 156

T.M.#169.02-2-15  
LANDS N/F OF  
MICHAEL J. MARTIN  
L. 1526 P. 12

T.M.#169.02-2-13  
LANDS N/F OF  
RYAN SMITHSON  
Vol. 9985 Pg. 165

T.M.#169.02-2-12  
LANDS N/F OF  
LISA MARR OLESEN  
AS TRUSTEE OF THE MARR FAMILY  
ANNUAL TRUST  
L. 1511 P. 185

T.M.#170.00-1-29.216  
AREA = 5.13± ACRES  
AFTER LOT LINE ADJUSTMENT

T.M.#170.00-1-29.211  
LANDS N/F OF  
RYAN A. KUSKY  
AND  
ELIZABETH KUSKY  
Vol. 9944 Pg. 326

LOT 3  
MAP REF. 7

LOT 4  
MAP REF. 7

WETLAND AREA 1

DRAINAGE EASEMENT  
MAP REF. 4

EXISTING LOT LINE  
TO BE REMOVED

GLLEN ROYAL DRIVE

EVERGREEN DRIVE

BURDEN LAKE

PLANNING BOARD  
TOWN OF SAND LAKE  
RENSSELAER COUNTY, NEW YORK

LOT 3  
MAP REF. 7

LOT 4  
MAP REF. 7

WETLAND AREA 1

DRAINAGE EASEMENT  
MAP REF. 4

EXISTING LOT LINE  
TO BE REMOVED

GLLEN ROYAL DRIVE

EVERGREEN DRIVE

BURDEN LAKE

PLANNING BOARD  
TOWN OF SAND LAKE  
RENSSELAER COUNTY, NEW YORK

This Plat APPROVED subject to such conditions as are stated in Planning Board Certificate of Approval.

NUMBER \_\_\_\_\_  
DATED \_\_\_\_\_  
TITLE \_\_\_\_\_  
DATE \_\_\_\_\_

LOT LINE ADJUSTMENT  
BETWEEN LANDS OF  
MICHAEL J. MARTIN & MARIA THERESA MARTIN

TOWN: SAND LAKE  
COUNTY: RENSSELAER  
STATE: NEW YORK

SURVEYED: JANUARY 6, 2010  
PLAT: OCTOBER 12, 2022  
SCALE: 1" = 40'

McGRATH  
LAND SURVEYORS  
KEVIN J. McGRATH LICENSED LAND SURVEYOR  
P.O. Box 459, Eastern Union Turnpike, Averill Park, N.Y. 12018 (518) 674-2864

L.S. 49508  
DRAWN BY: TDF  
CHECKED BY: KJM  
SCR. FILE: N200815-9.DWG  
PLAT # 200815-9

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY PLAT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y.S. EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS PLAT, MARKED WITH THE LAND SURVEYORS EMBOSSED SEAL, SHALL BE CONSIDERED VALID AND TRUE COPIES.

ADJOINING OWNERS SHOWN ARE AS PER COUNTY ASSESSMENT ROLLS AND MAY NOT BE ACCURATE. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS SUCH AN ABSTRACT OR REPORT MAY DISCLOSE.

PRELIMINARY REVIEW COPY

ZONE: R

ADJOINING OWNERS SHOWN ARE AS PER COUNTY ASSESSMENT ROLLS AND MAY NOT BE ACCURATE. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE OR TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS SUCH AN ABSTRACT OR REPORT MAY DISCLOSE.

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E SECTION 158.00  
FOR REMAINDER  
OF PARCEL



# Maria Martin



**Town of Sand Lake  
Planning Board Minutes  
April 5, 2023**

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 has been recorded and is available at the Town Hall.

**CALL TO ORDER:** Arthur Herman, Chairman, called the meeting to order at 7:32 PM

**MEMBERS PRESENT:** Ralph LaMontagna, Mary Ellen Trumbull, Rick Giolito, Andrew Karl, Craig Crist, Esq.

**MEMBER ABSENT:** Jonathan Bernstein, Michael Slavin

**OTHERS PRESENT:** Nancy Howe

**RECORDING CLERK:** Laura Fedoreshenko, Clerk for the Planning Board and ZBA

**Site Plan Review Application**

Nancy Howe (Applicant/Property Owner)  
4019 NY 150  
West Sand Lake, NY 12196  
AR – Agricultural/Residential Zoning District

**Tax Map #s:** 157.-3-25.2  
**Lot Size:** 1.73+/- acres

A Site Plan Review Application to expand a solar energy system with an additional 16 solar panels on two ground-mounted pole structures for personal use on a residential lot.

Nancy Howe presented and stated that she wished to expand an existing solar energy system with an additional 16 solar panels to be split amongst two ground-mounted pole structures. Ms. Howe further stated that there were currently four ground-mounted poles. She explained that ground mounted poles had to be used for the solar panels as her residence was a 19<sup>th</sup> century house which did not face south, and the existing barn roof was not strong enough to support the solar panels. She stated that the reason for the expansion was that she had recently installed heat pumps which increased her electrical consumption, and the solar company recommended the proposed set-up to sufficiently heat and cool the house. She explained that her current solar energy system was sufficient for what she had, however would not support the new pumps for heating and cooling the home.

Ms. Howe noted that the Zoning Code stated that screening of the solar panel poles was necessary. She referred to the map and explained that she has resided at this location since 1983. She further explained that upon purchase of the home only a few trees existed on the property, and they had planted the rest. She stated that many of the trees that had now matured were black walnut trees which located were in front and along the neighbor's driveway. She added that nothing grew well under the black walnut trees and the area was wet with only 6" of soil on top of shale; thus, hard to support root structures. Ms. Howe stated that she had researched other types of natural screening, such as arborvitae however needed to be careful with the type of trees so their roots would not affect the leach field which existed 100' beyond the location of the solar panels. Ms. Howe stated that she had spoken with adjacent neighbors who indicated they had no problem regarding the project. Rick Giolito (RG) stated that arborvitae only grew 8-10' tall; thus, should not block the sun from reaching the solar panels. Ms. Howe explained that the angle of the panels was manually adjusted according to the season to capture the most sun and/or reflection from the snow, so she needed to be careful on what was planted nearby. Andrew Karl (AK) stated that he had driven past the location many times in the

past and never noticed the existing solar panels. He added that he felt the project was okay regarding the screening and glad to hear that the applicant had spoken with neighbors. Ms. Howe added that the proposed solar panels would be placed on the lowest part of the property; thus, even less visible. Ralph LaMontagna (RL) stated that Google showed that many trees and shrubs existed to block the panels on Route 150 and agreed with AK's statement on the reach out to the neighbors.

With no further questions, Arthur Herman (AH) motioned to classify the project as a Type II Action under SEQRA and declared the Town of Sand Lake Planning Board as Lead Agency; seconded by Mary Ellen Trumbull (MET) and all approved. Board members agreed that a public hearing was not necessary. AH motioned to approve the Site Plan Review Application as submitted; seconded by RL and all approved.

**DRAFT RESOLUTIONS FOR APPROVAL**

Negative Declaration for Justin Adamo

AH motioned to waive the full reading of the draft Negative Declaration; seconded by RG and all approved. AH motioned to approve the Negative Declaration in its entirety; seconded by MET and all approved.

Special Use Permit for Justin Adamo

AH motioned to waive the full reading of the draft Resolution; seconded by MET and all approved. AH motioned to approve the Resolution in its entirety; seconded by AK and all approved.

Site Plan Review & Sign Placement for Justin Adamo

AH motioned to waive the full reading of the draft Resolution; seconded by MET and all approved. AH motioned to approve the Resolution in its entirety; seconded by RL and all approved.

**DRAFT MINUTES FOR APPROVAL**

AH motioned to accept the February 15, 2023 minutes as presented; seconded by AK and all approved.

**ADJOURNMENT** – AH motioned to adjourn the meeting at 7:45pm; seconded by MET and all approved.