

**TOWN OF SAND LAKE  
PLANNING BOARD MEETING  
June 2, 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 June 2, 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: [LFedoreshenko@sand-lake.us](mailto:LFedoreshenko@sand-lake.us) by 12 Noon on June 2, 2021.

**ATTENDANCE**

**Recommendation to the ZBA on an Area Variance Application**

Andrew & Moira Bulmer (Applicant)  
24 Stone Camp Way  
Averill Park, NY  
R-Residential Zoning District

**Tax Map #: 170.2-1-4**  
Lot Size: 1.84 acres

An area variance application regarding insufficient front and side yards setbacks.

**Scenic Preservation Review**

Lawrence D’Angelo (Applicant)  
Bev MacMillen, Lawrence & Janet D’Angelo (Property Owners)  
157 1<sup>st</sup> Dyke Road  
Averill Park, NY 12018  
R – Residential Zoning District

**Tax Map # 158.4-3-1**  
Lot Size: .27 acres

A Scenic Preservation Review application to construct an attached garage to an existing residential dwelling within 100’ of Burden Lake.

**Minor Subdivision Application and Public Hearing**

Tracey Winnicki-Pezzolla (Applicant)  
Tracey Winnicki-Pezzolla & John Winnicki (Property Owners)  
Chamberlin Hill Road  
West Sand Lake, NY 12196  
AR-Agricultural/Residential Zoning District

**Tax Map #: 168.-4-53**  
Original Lot Size: 16.32 acres  
Lot 1 Size: 8.159 acres  
Lot 2 Size: 8.159 acres

A Minor Subdivision application to create one new lot from vacant acreage.

**Boundary Line Adjustment**

Susan J. Ellnor (Property Owner/Donor Parcel)  
110 Roaser Road  
Sand Lake, NY 12153  
RR – Rural Residential Zoning District  
AND

**Tax Map #: 149.-1-29.12**  
Original Lot Size: 9.62 acres  
Proposed Lot Size: 8.94 acres

Susan J. Ellnor (Property Owner/Receiving Parcel)  
Roaser Road  
Sand Lake, NY 12153  
RR-Rural Residential Zoning District

**Tax Map #: 149.-1-29.111**  
Original Lot Size: 21.08 acres  
Proposed Lot Size: 21.76 acres

A Boundary Line Adjustment application for the donor parcel of 9.62 acres to donate 0.68 acres to the receiving parcel of 21.08 acres which will result in a donor parcel of 8.94 acres and a receiving parcel of 21.76 acres.

**DRAFT RESOLUTIONS FOR APPROVAL**

- Positive Declaration and Determination of Significance for Joseph Jankovic  
Declared at the May 19, 2021 Planning Board Meeting
- Negative Declaration for Glenn Kinney  
Declared at the May 19, 2021 Planning Board Meeting
- Minor Subdivision for Glenn Kinney  
Application approved at the May 19, 2021 Planning Board meeting
- Sign Placement for Casey Bates  
Application approved at the May 19, 2021 Planning Board meeting
- Boundary Line Adjustment for Sharon Hogle Guthier & Susan Hogle Rowlands-Clemens  
Application approved at the May 19, 2021 Planning Board meeting
- Boundary Line Adjustment for Mary Jane Tifft to Mary Jane Tifft (1 of 2 related)  
Application approved at the May 19, 2021 Planning Board meeting
- Boundary Line Adjustment for Mary Jane Tifft to Danielle Robertson (2 of 2 related)  
Application approved at the May 19, 2021 Planning Board meeting

**APPROVAL of DRAFT MINUTES**

**ADJOURNMENT**