

**Town of Sand Lake
Planning Board Minutes
October 16, 2024**

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: Andrew Karl, began meeting at 7:00 PM

MEMBERS PRESENT: Andrew Karl (AK), Ralph La Montagna (RL), Michael Slavin (MS), Arthur Herman (AH), Edward Patanian (EP), Rick Giolito (RG), Mary Ellen Trumbull (MET), Craig Crist, Esq. (CC)

MEMBERS ABSENT:

OTHERS PRESENT: Chas Morrison, John Staugaitas, William Hoffay, Jennifer Brantigan, Adam Gregory, Matt Baurgartner, Andrew Didio, Karen and Jim Vanders, Kevin McGrath, Timothy Ryan, Paul Bonacquisti, Jan Buck, Rick Hoffay and additional residents.

RECORDING CLERK: Sarah Jones (SJ), Clerk for the Planning Board and ZBA

PLEDGE OF ALLEGIANCE

APPLICATIONS

Special Use Permit with Public Hearing

Hoffay Farms/William H. Hoffay
457 Sheer Rd
Averill Park, NY 12018

Tax Map #: 158.-1-5.1
Lot Size: 77.12 +/- acres

AR – Agricultural Residential Zoning District

Special Use Permit to convert preexisting building into 1 bedroom apartment

Mr. Hoffay said the updated 911 address for this building is 457 Sheer Rd.

AK motioned seconded by and carried unanimously to open the public hearing at 7:04PM.

With no comments from the public or received by the town AK motioned seconded by MET and carried unanimously to close the public hearing at 7:05PM.

EP asked about multiple dwellings on one parcel. AK and CC said that it was the determination of the Codes Enforcement Officer that this was acceptable.

AK motioned seconded by RL and carried unanimously that the Town of Sand Lake be lead agency with no other interested parties.

AK motioned seconded by AH and carried unanimously to classify this as a Type 2 action under SEQR.

AK motioned seconded by RL and carried unanimously to approve this Special Use Permit application as presented.

Site Plan Review

Matt Baumgartner/June Farms
274 Parker Rd
Averill Park, NY 12018

Tax Map #: 157.-3-2.1
Lot Size: 77.30 +/- acres

AR – Agricultural Residential Zoning District

Site Plan Review Application to:

- 1) Construct an additional building (a second hobbit house).
- 2) & 3) Add bathrooms to and renovate the Timbertown Cabins.
- 4) Construct a swimming pool with a hot tub and a cold plunge.
- 5) Installation of new septic system to service proposed Hobbit house 2 and Timbertown.

The Site Plan Review application was reviewed at a prior meeting.

Special Use Permit

Matt Baumgartner/June Farms
274 Parker Rd
Averill Park, NY 12018

Tax Map #: 157.-3-2.1 & 157.-3-3.1
Lot Size: 77.30/24 +/- acres

AR – Agricultural Residential Zoning District

Special Use Permit Application to modify the existing Special Use Permit Resolution amending the event specifications.

Mr. Didio said the project narrative outlines everyday operations are less than 150 people is everyday use and we provided a 2024 list of events and numbers this includes 60 total events including but not limited to birthdays, funerals and such. Then a “Normal event” being defined as 150 -250 guests 12 annual, large events they are seeking 8 per year over 250 guests. This is based off the 2024 event list that was provided to the board but slightly more than are on the event list so that they do not find themselves in violation should there be a year with a slightly higher number. Mr. Dideo stated that most days are under 150. It was also added that amplified music only takes place in Pony Barn.

MET asked about the hours of operation and Mr. Dideo referenced the prior project narrative saying the hours were 8am-11pm.

AK confirmed the Site Plan application had not changed. Mr. Dideo said it has not aside from the Fire Department touring the property to familiarize themselves and that there were a handful of trees that needed to be cut back slightly.

RL asked about the maps. He noted a shed by the pool that was being proposed. He said the application should be amended to include this information. This is a building for the treatment equipment for the pool, cold plunge and hot tub. AK said he felt that would fall under the approval of the pool.

MS asked if there is a town ordinance. AK said no. He also asked about the large events and if there were traffic problems. Mr. Baumgartner said since widening the road there has not been.

RG asked about the noise and Mr. Baumgartner said all the event staff have DB readers on their phone and they try and use Saratoga's allowable DB level as Sand Lake does not have one. Mr. Dideo said he felt a DB limit would be most appropriate. He also asked who determines what is reasonable for what is considered a nuisance noise.

AK said that the town engineer will need to review the application including noise.

AK motioned seconded by RL and unanimously approved that the Planning Board for the Town of Sand Lake seek lead agency with the following potentially involved agencies coordinating Rensselaer County DOH NYS DOS East Greenbush.

AK motioned seconded by RG and carried unanimously to hold a public hearing on November 6, 2024.

Boundary Line Adjustment Application

Applicant: Lonnette Marie Swedick-Harvey
Donor: Lonnette Marie Swedick-Harvey
24 A Stewart Ln
Averill Park NY 12018
R - Residential Zoning District
AND

Receiver: Carol Mastromarchi
24 Stewart Ln
Averill Park, NY 12018
R - Residential Zoning District

Tax Map #: 170.-1-8.11
Original Lot Size: 3.75 acres
Proposed Lot Size: 2.00 acres

Tax Map #: 170.-1-8.2
Original Lot Size: 2.03 acres
Proposed Lot Size: 3.78 acres

A Boundary Line Adjustment Application from a donor parcel of 3.75 acres to donate .1.75 acres to a receiving parcel of 2.03 acres which will result in a donor parcel of 2.00 acres and a receiving parcel of 3.78 acres

Mr. McGrath presented the Boundary Line Adjustment application.

EP asked if there was any consideration given to creating a flag lot and Mr. McGrath indicated that there has been a ROW since the lot was originally created. This adjustment would simply provide them slightly more land.

AK motioned seconded by MET and carried unanimously that the Town of Sand Lake be lead agency with no other interested parties.

AK motioned seconded by EP and carried unanimously to classify this as a Type 2 action under SEQR.

AK motioned seconded by AH and carried unanimously to approve this Special Use Permit application as presented.

RESOLUTION

EWB-KW III Conditional Resolution Approval SUB 24-08

AK motioned seconded by RG and all approved to waive the full reading of the Conditional Resolution Approval **SUB 24-08** for EWB-KW III.

AK motioned seconded by EP and all approved the Conditional Resolution Approval **SUB 24-08** for EWB-KW III.

Capital Land Companies Resolution Approval SPR 24-10

AK motioned seconded by MS and all approved to waive the full reading of resolution **SPR 24-10** for Capital Land Companies.

AK motioned seconded by RL and all approved the Resolution Approval **SPR 24-10** for Capital Land Companies.

Mone Resolution Approval SPZ 24-07

AK motioned seconded by MS and all approved to waive the full reading of resolution **SPZ 24-07** for Mone.

AK motioned seconded by AH and all approved the Resolution Approval **SPZ 24-07** for Mone.

Bogosta Resolution Approval SPZ 24-08

AK motioned seconded by RL and all approved to waive the full reading of resolution **SPZ 24-08** for Bogosta.

AH abstained

AK motioned seconded by EP and all approved the Resolution Approval **SPZ 24-08** for Bogosta.

AH abstained

ADDITIONAL BUSINESS

RG motioned seconded by AK and carried unanimously to cancel the January 1, 2025, Planning Board meeting.

ADJOURNMENT

AK motioned seconded by MET and carried unanimously to adjourn the meeting at 8:09PM