

**Town of Sand Lake
Planning Board Minutes
November 20, 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), Edward Patanian (EP), Rick Giolito (RG) Mary Ellen Trumbull (MET), Craig Crist, Esq. (CC)

MEMBERS ABSENT: Michael Slavin, Arthur Herman

OTHERS PRESENT: Fredd McCagg, Cheryl Mungo, Bill Trompeter

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

PLEDGE OF ALLEGIANCE

APPLICATIONS

Minor Subdivision Application

Hudson Taconic Lands, Inc (Formerly Rensco Land Trust, Inc.) **Tax Map #:** 158.-1-34

NY 150 & Biittig Rd

Lot Size: 53.33/-acres

Averill Park, NY 12018

Proposed Lot 1: 38.52 +/- acres

AR- Agricultural Residential Zoning District

Remaining Lands: 14.81 +/- acres

A Minor Subdivision Application to create one new lot from a vacant property.

Fred McCagg presented the application for Hudson Taconic Lands formerly known as Rensselaer Land Trust and Rensselaer Plateau Alliance.

Lot 1 on the east side lot 2 they intend to keep for conservation area.

At the meeting held 11/6/2024 there was concern with the 3:1 ratio. It was determined a variance was not needed as the land is being divided is for the town, the town intends to use it for trails and such.

Land donated to the town should be labeled “not for development at this time” and the remaining lands “forever wild.”

MET asked if the land being donated was trails. Mr. McCagg said he believed that was the case. MET was still concerned about the 3:1. Clarification was given as to the ability to use the donated lands as trails and similar uses.

AK said that at this time they were only looking at this application for the Minor Subdivision aspect and not at future potential.

RL said simply at this point it meets the requirements for a minor subdivision.

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 MET and carried unanimously to hold a public hearing on December 4, 2024.

Special Use Permit with Public Hearing Continuation
Site Plan Review with Public Hearing Continuation

AK motioned seconded by RG and carried unanimously to keep the public hearing open until a motion is made to close the public hearing.

SJ read into the record a portion of the email received from Andy Dideo as follows:

“We are asking that tonight’s public hearing be continued to the Dec. 4th meeting, as we aren’t in a position to present new information tonight.”

Scenic Preservation Application

William Trompeter & Cheryl Mugno
26 Crystal Lake Rd
Averill Park, NY 12018
R –Residential Zoning District

Tax Map #: 148.-7-21
Lot Size: .49 +/- acres

A Scenic Preservation Application to extend garage with a 4’ addition from existing garage doors into driveway located in the Scenic Preservation Zone of Crystal Lake.

Mr. Trompeter presented his Scenic Preservation Application explaining that the header needed to be adjusted to complete the changes they are looking for and the color will remain the same.

EP asked what the set back from the road is. Mr. Trompeter said he felt it was about 32’. AK said his garage will be no closer to the road than his house. EP was concerned that a setback variance was needed. AK said the front yard is the lake side so this application as it stands is ok.

With no additional questions from the board 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 EP and carried unanimously to classify this as a Type 2 action under SEQR.

AK motioned seconded by RL and carried unanimously to approve this Scenic Preservation application as presented.

MINUTES

AK moved seconded by MET and carried unanimously to approve the minutes for October 2, 2024 as presented.

AK moved seconded by RL and carried unanimously to approve the minutes for October 16, 2024 as presented.

AK moved seconded by RG and carried unanimously to approve the minutes for November 6, 2024 as presented.

ADJOURNMENT

AK motioned seconded by MET and carried unanimously to adjourn the meeting at 7:16PM.