

**Town of Sand Lake  
Planning Board Minutes  
November 6, 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:** Matt Baumgartner, Andrew Didio, Jennifer Brantigan, Jane Brantigan, Adam Gregory, K. Rifenburgh, T. Richbglr, J Beck, A Beck, Lisa Jeschke, Caroline, Melkonian, Louis Staugaitis, Karen Mason, Scott Blair, Chas Morrison, Wendy Besch, Clayton Besch, John Staugaitis, Bob Moore, Christina Malone, Joan Besch, Fred McCagg, #22 Ben ?, Thom Besch, Michael Arnold, Tricia Mawrides, Michelle Pozzouli, Avery Sharp, Josh Vicks, #31 on sign in illegible, Susan Tario, Roy Tario, Barbara Tonne, Paul Glasser, Daryl Bart, #37 & #38 illegible, Jan Buck, Ted Rescott, Paul Bonacquisti, #42 illegible, #43 James ?, Gary Schwartz, Cynthia Poole, John Twomey, Tess Collins, #48 illegible, Wayne Genderon, Sara M. Petersen

**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.)	<b>Tax Map #:</b> 158.-1-34
NY 150 & Biittig Rd	<b>Lot Size:</b> 53.33/-acres
Averill Park, NY 12018	<b>Proposed Lot 1:</b> 38.52 +/- acres
<b>AR-</b> Agricultural Residential Zoning District	<b>Remaining Lands:</b> 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.

MET asked about the fee waive of \$180.00. Mr. McCagg said the plan was to give the town the land for recreation. AK and RL confirmed this would be the East side of the property essentially removing the “Z” hook. RL expressed concern regarding the road frontage being less than 500’ and may needed relief from the 3:1 ratio.

RL said he would like the zoning officer to confirm if additional approvals are needed.

AK motioned, seconded by RL and unanimously request a written determination from the Town of Sand Lake Zoning officer in relation to the 3:1 ratio for this property.

**Special Use Permit with Public Hearing**

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.

Due to the length and depth of this application and public hearing the broadcast recording will serve as the minutes for this item. The broadcast can be found by clicking the following hyperlink: [Stream Video - Town Hall Streams](#). The audio recording may also be reviewed in person by appointment at the Town of Sand Lake Town Hall. AK motioned seconded by RL and unanimously carried to keep the public hearing open until further notice.

**Site Plan Review with Public Hearing**

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.

Due to the length and depth of this application and public hearing the broadcast recording will serve as the minutes for this item. The broadcast can be found by clicking the following hyperlink: [Stream Video - Town Hall Streams](#). The audio recording may also be reviewed in person by appointment at the Town of Sand Lake Town Hall. AK motioned seconded by RL and unanimously carried to keep the public hearing open until further notice.

**RESOLUTIONS**

**Special Use Permit Resolution for Hoffay SUP 24-02**

AK motioned seconded by MS and all approved to waive the full reading of the Special Use Permit Resolution SUP 24-02 for Hoffay.

AK motioned seconded by MET and all approved the Special Use Permit Resolution SUP 24-02 for Hoffay.

**Boundary Line Adjustment Resolution for Swedick-Harvey BLA 24-10**

AK motioned seconded by RG and all approved to waive the full reading of the Boundary Line Adjustment Resolution for Swedick-Harvey BLA 24-10.

AK motioned seconded by MET and all approved the Boundary Line Adjustment Resolution for Swedick-Harvey BLA 24-10.

**MINUTES**

AK moved seconded by EP and carried unanimously to approve the September 18, 2024 minutes as presented.

**ADJOURNMENT**

AK motioned seconded by and carried unanimously to adjourn the meeting at 9:31PM.