

**Town of Sand Lake
Planning Board Minutes
December 18, 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), Michael Slavin (MS), Arthur Herman (AH), Ralph La Montagna (RL), Edward Patanian (EP), Rick Giolito (RG), Mary Ellen Trumbull (MET), Craig Crist, Esq. (CC)

MEMBERS ABSENT:

OTHERS PRESENT: Scott Blair, Karen Mason, Stephen Moore

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

PLEDGE OF ALLEGIANCE

APPLICATIONS

Boundary Line Adjustment Application

Applicant: Stephen Moore

Donor: Stephen & Susan Moore

The Moore Family Irrevocable Trust

274 Rabie Road

Averill Park, NY 12018

R-Residential Zoning District

AND

Receiver: Judy A. Robertson

272 Rabie Road

Averill Park NY 12018

R - Residential Zoning District

Tax Map #: 158.-2-64.2

Original Lot Size: 2.61 ac

Proposed Lot Size: 2.60 ac

Tax Map #: 158.-2-64.1

Original Lot Size: 2.46 ac

Proposed Lot Size: 2.47 ac

A Boundary Line Adjustment Application from a donor parcel of 2.61 ac to donate .01 ac to a receiving parcel of 2.46 ac which will result in a donor parcel of 2.60 ac and a receiving parcel of 2.47 ac.

Mr. Moore presented the Boundary Line Adjustment application explaining that he was interested in the adjustment as the proposed Boundary Line would run along the tree line. EP questioned the road frontage and after discussion among the planning board members

it was determined that Mr. Moore would seek Building Department guidance to determine if a variance would be needed.

Special Use Permit with Public Hearing Continuation held pending review by Town of Sand Lake Engineer

THERE WILL BE NO NEW INFORMATION PRESENTED AND THE PLANNING BOARD WILL NOT BE DISCUSSING THIS ITEM AT THIS MEETING. THIS ITEM IS ONLY ON THE AGENDA TO ILLUSTRATE THAT THE PUBLIC HEARING WILL BE CONTINUED ON A FUTURE DATE WHEN THERE IS NEW INFORMATION BEING PRESENTED FOR DISCUSSION BY THE PLANNING BOARD.

In relation to both the Special Use Permit applications and the Site Plan Review Application presented by Matt Baumgartner/June Farms AK motioned seconded by RG and carried unanimously to continue the public hearing.

AK motioned seconded by and carried unanimously to continue the public hearing.

Matt Baumgartner/June Farms
274 Parker Rd
Averill Park, NY 12018
AR – Agricultural Residential Zoning District

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

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

Site Plan Review with Public Hearing Continuation held pending review by Town of Sand Lake Engineer

THERE WILL BE NO NEW INFORMATION PRESENTED AND THE PLANNING BOARD WILL NOT BE DISCUSSING THIS ITEM AT THIS MEETING. THIS ITEM IS ONLY ON THE AGENDA TO ILLUSTRATE THAT THE PUBLIC HEARING WILL BE CONTINUED ON A FUTURE DATE WHEN THERE IS NEW INFORMATION BEING PRESENTED FOR DISCUSSION BY THE PLANNING BOARD.

Matt Baumgartner/June Farms
274 Parker Rd
Averill Park, NY 12018
AR – Agricultural Residential Zoning District

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

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

In relation to both the Special Use Permit applications and the Site Plan Review Application presented by Matt Baumgartner/June Farms AK motioned seconded by RG and carried unanimously to continue the public hearing.

RESOLUTIONS

Rescind Scenic Preservation Resolution approval for Trompeter/Mugno SPZ 24-09

- AK motioned seconded by RL and all approved to rescind all approvals related to the Scenic Preservation Resolution, approved at the, December 04, 2024, Planning Board Meeting for Trompeter/Mugno. RG/MS/AH recused

Scenic Preservation Resolution for Trompeter/Mungo SPZ 24-09

- AK motioned seconded by RL and carried unanimously to waive the reading of the Scenic Preservation Resolution for Trompeter/Mugno. AH/MS recused
- AK motioned seconded by MET and carried unanimously to approve the Scenic Preservation Resolution for Trompeter/Mugno. AH/MS recused

Negative Declaration for Hudson Taconic Lands, LLC.

- AK motioned seconded by AH and carried unanimously to waive the reading of the Negative Declaration for Hudson Taconic Lands, LLC. Related to the Minor Subdivision application approved at the, December 04, 2024, Planning Board meeting. RG abstained.
- AK motioned seconded by AH and carried unanimously to approve the Negative Declaration for Hudson Taconic Lands, LLC. Related to the Minor Subdivision application approved at the, December 04, 2024, Planning Board meeting. RG abstained.

Minor Subdivision Resolution for Hudson Taconic Lands, LLC SUB 24-09

- AK motioned seconded by MS and carried unanimously to waive the reading Minor Subdivision Resolution for Hudson Taconic Lands, LLC. RG abstained.
- AK motioned seconded by EP and carried unanimously to approve the Minor Subdivision Resolution for Hudson Taconic Lands, LLC. RG abstained.

Boundary Line Resolution for Pasquariello BLA 24-11

- AK motioned seconded by MET and carried unanimously to waive the reading of the Boundary Line Resolution for Pasquariello. RG abstained.
- AK motioned seconded by AH and carried unanimously to approve the Boundary Line Resolution for Pasquariello. RG abstained.

MINUTES

AK moved, seconded by MET and carried unanimously to approve the minutes for December 4, 2024, as presented.

ADJOURNMENT

AK motioned, seconded by AH and carried unanimously to adjourn the meeting at 7:19PM.