

**Town of Sand Lake
Planning Board Minutes
February 21, 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: Ralph La Montagna Vice Chairman, began meeting at 7:32 PM

MEMBERS PRESENT: Edward Patanian (EP), Michael Slavin (MS), Ralph La Montagna (RL), Rick Giolito (RG), Arthur Herman (AH), Craig Crist, Esq. (CC)

MEMBERS ABSENT: Mary Ellen Trumbull (MET), Andrew Karl (AK)

OTHERS PRESENT: Kyle Weichold, Dan Weichold, Mike Paris, Richard Riedel, Kevin McGrath, Patrice McFarland, Nancy Boyea

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

Minor Subdivision Application-with Public Hearing

Suzanne M. Long & Wendy Hijos
Holser Rd/Huntley Rd
Averill Park, NY 12018
R –Residential Zoning District

Tax Map #: 159.4-1-37
Original Lot Size: 29.7+/- acres
Proposed Lot 1: 10.04 +/- acres
Proposed Lot 2: 19.66 +/- acres

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

Mr. McGrath reviewed the Minor Subdivision Application with the board for Suzanne Long and Wendy Hijos originally presented at the December 20, 2023, meeting and presented again to include the additional information requested by the board at the February 21, 2024, meeting. Mr. McGrath has agreed to adjourn all applicable time periods to allow the ZBA to make its determination.

RL reviewed the prior two meetings for the benefit of the public, he also explained specific to this application if approved for a minor subdivision it would be contingent upon approval from the ZBA for an Area Variance.

With no questions from the board AH read the Public Hearing Notice published in the Troy Record on Saturday, February 10, 2024.

RL motioned, seconded by AH and unanimously approved to open the public hearing at 7:40PM.

Patrice McFarland came forward as she was confused about the Tax Map # and was seeking clarity as to how the lands would be subdivided. CC invited Mr. McGrath to review the map with Ms. McFarland, also inviting any other interested parties in attendance to come forward for a better view of the Survey Map.

CC also notified Kevin that there was a clerical error relating to the Tax Map number on the Public Hearing and asked if Mr. McGrath was agreeable to continue the Public Hearing at the next Planning Board Meeting, March 6, 2024, at 7 PM in order that the public hearing for this application could be noticed correctly. CC also addressed those that were in attendance saying if they were here in relation to this application, they were welcome to speak. They will not have to return for the next public hearing. Mr. McGrath agreed to continue the public hearing.

Ms. McFarland also asked what the variance was in relation to. RL explained it was an Area Variance and explained the 3:1 ratio based on current zoning in the Town of Sand Lake. She said that at some point there was a plan for a subdivision for Lot 2A but there were environmental reviews done and due to concerns of runoff causing algae blooms in the lake the project did not move forward. RG explained that if changes were requested further, they would have to come before the applicable board at that time.

RL asked members of the public if they had other questions or comments relating to this application.

Kyle Weichold came forward and introduced himself as the purchaser of lot 2A saying he is more than willing to answer any questions whether now or at another time.

With no further questions from the board RL said that the Public Hearing would remain open and reconvene at 7:00PM, March 6, 2024.

DRAFT RESOLUTIONS FOR APPROVAL

Scenic Preservation Application Resolution for Dennis Tremont SPZ 24-01

RL motioned seconded by RG and carried unanimously to waive the full reading of the Scenic Preservation Resolution **SPZ 24-01** for Dennis Tremont.

RL motioned seconded by RG and carried unanimously to approve the Scenic Preservation Resolution **SPZ 24-01** for Dennis Tremont.

Boundary Line Adjustment Application #1 Resolution Alyson Regan BLA 24-02

RL motioned seconded by MS and carried unanimously to waive the full reading of the Boundary Line Adjustment **BLA 24-02** for Alyson Regan.

RL motioned seconded by EP and carried unanimously to approve the Boundary Line Adjustment **BLA 24-02** for Alyson Regan.

Boundary Line Adjustment Application #2 Resolution Alyson Regan BLA 24-03

RL motioned seconded by MS and carried unanimously to waive the full reading of Boundary Line Adjustment Resolution **BLA 24-03** for Alyson Regan.

RL motioned seconded by EP and carried unanimously to approve the Scenic Preservation Resolution **BLA 24-03** for Alyson Regan.

Boundary Line Adjustment Application #2 Resolution Alyson Regan BLA 24-04

RL motioned seconded by RG and carried unanimously to waive the full reading of the Boundary Line Adjustment **BLA 24-04** for Alyson Regan.

RL motioned seconded by AH and carried unanimously to approve the Boundary Line Adjustment **BLA 24-04** for Alyson Regan.

DRAFT MINUTES FOR APPROVAL

RL moved, seconded by AH, and carried unanimously, the February 7, 2024, minutes as presented for approval.

ADJOURNMENT

RL motioned, seconded by EP, and unanimously approved to adjourn the meeting at 7:53PM.