

**Town of Sand Lake
Planning Board Minutes
March 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), 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)

OTHERS PRESENT: Kyle Weichold, Dan Weichold, Kevin McGrath, Justin Farrell, Mr. Apple

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.

Kevin McGrath reviewed the Minor Subdivision application which had been presented in the January 2024 meeting and again for the public hearing held in February 2024, this meeting is a continuation of the public hearing originally began in February 2024.

With no questions from board members, members of the public and no comments received in the planning board, AK motioned seconded by AH and unanimously approved to close the public hearing at 7:03 PM.

AK motioned seconded by MS and unanimously approved that the Town of Sand Lake Planning Board be declared as Lead Agency and the Town of Sand Lake Zoning Board be an involved party.

AK motioned seconded by RL and unanimously approved that this Minor Subdivision Application be classified as an Unlisted action under SEQR.

AK motioned seconded by RG and unanimously approved to waive the reading of the Negative Declaration.

AK motioned seconded by RL and unanimously approved the Negative Declaration Resolution.

AK motioned seconded by RL and unanimously approved the Minor Subdivision Application contingent on the Area Variance obtaining approval from the Zoning Board.

Scenic Preservation Application

Apple
2611 NY 43
Averill Park, NY 12018
R –Residential Zoning District

Tax Map #: 159.2-3-23
Lot Size: .85 +/- acres

A Scenic Preservation Application to construct an addition located in the Scenic Preservation Zone on Glass Lake.

Mr. Apple presented his Scenic Preservation Application explaining he would like to construct a 28' x 26' addition on the north side of his house preserving the coloring of the current dwelling. He stated the closest corner of the house will be 80' from the lake.

AH asked if he knew the existing distance on each side of the house to the property line. Mr. Apple said it is probably 35-40'.

RG asked if there would be renovation of the septic, however they are on the town sewer.

RL stated lighting must be downward facing.

EP stated he will need silt fencing.

With no additional questions from the board AK motioned seconded by EP and all approved to classify this project as a type 2 action under SEQR.

AK motioned, seconded by RL and unanimously approved, to declare the Town of Sand Lake Planning Board as Lead Agency under SEQR with no other involved or interested agencies.

AK motioned seconded by AH and all approved to approve this Scenic Preservation application, conditioned that any erosion control methods be used and remain in place until the ground has been reestablished.

Scenic Preservation Application

Applicant: Adam Leonardo
Owner: Jessica Sheridan
84 2nd Dyke Rd
Averill Park, NY 12018
R –Residential Zoning District

Tax Map #: 169.2-1-63
Lot Size: .73 +/- acres

A Scenic Preservation Application to renovate the existing camp and install a 14'x 20' deck located in the Scenic Preservation Zone on Burden Lake.

Mr. Leonardo was present to represent the property owner in a request to make improvements to the property located on 2nd Dyke Rd, explaining there is a proposed new driveway as there is not a driveway, renovate and add onto the existing camp.

EP confirmed there are currently two structures and garage, and he is only looking to remodel the main structure within the same footprint removing piers and adding a foundation in addition to the deck.

PB Minutes 3/6/2024

AK confirmed that the building will maintain the same elevation, the driveway will be gravel, the existing garage used for storage and the deck will be pressure treated. Mr. Leonardo confirmed this information, adding the garage doors face the lake and there will be vinyl rails around the deck.

MS confirmed a 4-foot frost wall.

With no further questions from the board AK motioned seconded by RL and all approved to classify this as a Type 2 action under SEQR.

AK motioned seconded by RG and all approved, to declare the Town of Sand Lake Planning Board as Lead Agency under SEQR with no other involved or interested agencies.

AK motioned seconded by EP and all approved this Scenic Preservation Application, conditioned that any erosion control methods be used and remain in place until the ground has been reestablished.

DRAFT MINUTES FOR APPROVAL

RG motioned seconded by AK and all approved to accept the draft February 21, 2024, minutes as final.

ADJOURNMENT

AK motioned, seconded by AH, and unanimously approved to adjourn the meeting at 7:15PM.