

**Town of Sand Lake
Planning Board Minutes
April 17, 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), Mary Ellen Trumbull (MET), Craig Crist, Esq. (CC)

MEMBERS ABSENT:

OTHERS PRESENT: Jesse and Nicole Hoffay, Terry Weaver, Nick Goyer, Kevin McGrath, Clayton Besch, Garrett DeGraff, Mary Hall, Joey Cristo

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

Minor Subdivision Application

Nicholas Goyer
244 Shaver Rd
Averill Park, NY 12018
R- Residential Zoning District

Tax Map #: 157.-3-13
Lot Size: 10.59 +/- acres
Proposed Lot 1: 4 +/- acres
Proposed Lot 2: 6.59 +/- acres

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

Nicholas Goyer presented his application for a Minor Subdivision explaining he was looking to separate 4 acres (proposed Lot 1) off 10.59 acres with the very distant possibility of building a single-family home in the future. He said they are currently rehabilitating the home located on the property, (proposed Lot 2). Currently he is only looking for subdivision approval.

MET asked if there was potential to sell proposed lot 1. Mr. Goyer said selling is not off the table but not in the current plans. The plan is to build a single-family home in the future. AK confirmed location, AH confirmed time frame and EP asked if there was currently Health Department approval for septic which Mr. Goyer said there was not.

AK question SEQR question 3b as Mr. Goyer said a total of 4 acres would be disturbed asking if he was clearing or modifying those acres. Mr. Goyer said he was not modifying or clearing that part. AK said if he was not physically disturbing the land he should change his answer to 0 or whatever you are building the house on. AH suggested less than an acre. Mr. Goyer said it was a mistake on his part and he would edit his response.

3b. Total acreage to be physically disturbed? _____ acres

RL confirmed the acreage and road frontage for each proposed lot.

With no additional questions from the board AK motioned seconded by MET and all approved to set a public hearing for May 1, 2024.

Minor Subdivision Application

Applicant Clayton L. Besch III
Owners T. Besch, E. Besch, F Besch
61 Parker Rd & 73 Parker Rd
West Sand Lake, NY 12196
AR- Agricultural Residential Zoning District

Tax Map #: 157.-3-19.3 & 157.-3-20.1
Total Lot Size: 98.48 +/- acres
Proposed TM# 19.3: 28.01 +/- acres
Proposed TM# 20.1: 67.28 +/- acres
Proposed: 73 Parker 3.19 +/- acres

A Minor Subdivision Application to create a new lot from two tax map numbers.

With Clayton Besch present, Kevin McGrath presented the Minor Subdivision Application on behalf of the Besch family. He began by saying he originally surveyed this property many years ago and there is an existing house on the property. The applicant is proposing to create 3 lots using property from two tax map #'s. One property would consist of approximately 28.01 acres, the second approximately 67.28 acres, leaving approximately 3.19 acres containing the existing family home a well and septic. The applicant is working towards the purchase of the 3.19 +/- acres from the family trust.

EP asked if this is where his parents had lived. Mr. Besch confirmed.

RL confirmed they were requesting 3 tax map numbers.

AK reiterated they were taking a bit from each tax map to include the house, well and septic on one tax map number.

With no additional questions from the board AK motioned seconded by RL and all approved to set a public hearing for May 1, 2024.

Minor Subdivision Application

F. Michael & Mary Hall
418 Taborton Rd
Sand Lake, NY 12153
RR- Rural Residential Zoning District

Tax Map #: 149.-1-37
Total Lot Size: 34.8 +/- acres
Proposed Lot 1: 12.84 +/- acres
Proposed Lot 2: 21.94 +/- acres

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

Kevin McGrath began by introducing the applicant Mary Hall, and continued in review of the Minor Subdivision Application explaining that this property is located on the North and South sides of

Taborton Rd and are proposing to subdivide the property on the south side of Taborton Rd, adding, Mrs. Hall is looking to convey proposed Lot 1 to Mr. Hoffay and will maintain the remaining property. Mr. McGrath said that the Hoffays are securing the proper permits to enable crossing the brook as they would like to build their home on the other side.

RG said that the road found on the right of the map labeled Dahl Rd should be listed as Roaser Rd. Mr. McGrath said that the name had been changed to Dahl Rd per the County Tax Map.

With no additional questions from the board AK motioned seconded by RG and all approved to set a public hearing for May 1, 2024.

Mrs. Hall said she would not be in attendance, but Mr. McGrath would be present in her absence and contact her if needed.

DRAFT RESOLUTIONS FOR APPROVAL

Scenic Preservation Resolution for Cotrona SPZ 24-05

AK motioned seconded by AH and carried unanimously to waive the full reading of the Scenic Preservation Resolution **SPZ 24-05** for Cotrona. MET abstained.

AK motioned seconded by RL and carried unanimously to approve Scenic Preservation Resolution for Cotrona. MET abstained.

Minor Subdivision Resolution for Farrell SUB 24-02

AK motioned seconded by MET and carried unanimously to waive the full reading of the Minor Subdivision Negative Declaration for Farrell.

AK motioned seconded by MS and carried unanimously to approve the Minor Subdivision Negative Declaration for Farrell.

AK motioned seconded by MET and carried unanimously to waive the full reading of the Minor Subdivision Resolution for Farrell.

AK motioned seconded by RL and carried unanimously to approve Minor Subdivision Resolution for Farrell.

Minor Subdivision Resolution for Fodrowski SUB 24-03

AK motioned seconded by AH and carried unanimously to waive the full reading of the Minor Subdivision Negative Declaration for Fodrowski.

AK motioned seconded by MET and carried unanimously to approve the Minor Subdivision Negative Declaration for Fodrowski.

AK motioned seconded by MET and carried unanimously to waive the full reading of the Minor Subdivision Resolution for Fodrowski.

AK motioned seconded by AH and carried unanimously to approve the Minor Subdivision Resolution for Fodrowski.

Site Plan Review Resolution for Clemens SPR 24-02

AK motioned seconded by AH and carried unanimously to waive the full reading of the Site Plan Review Negative Declaration for Clemens.

AK motioned seconded by MET and carried unanimously to approve the Site Plan Review Negative Declaration for Clemens.

AK motioned seconded by AH and carried unanimously to waive the full reading of Site Plan Review Resolution for Clemens.

AK motioned seconded by RL and carried unanimously to approve the Site Plan Review Resolution for Clemens.

Boundary Line Adjustment Resolution denial for Blair BLA 24-05.

Under the advice of this boards attorney, it was decided that the denial is reflected in the minutes of the Planning Board Meeting dated March 20, 2024 therefore a denial resolution would not be necessary.

Boundary Line Adjustment Resolution for Blair BLA 24-06

AK motioned seconded by MS and carried unanimously to waive the full reading of the Boundary Line Adjustment Resolution Blair. EP Abstained.

AK motioned seconded by MET and carried unanimously to approve Boundary Line Adjustment for Blair. EP Abstained.

DRAFT MINUTES FOR APPROVAL

AK motioned seconded by RG and carried unanimously to approve the draft March 20, 2024, minutes as final. MET abstained.

AK motioned seconded by RG and carried unanimously to approve the draft April 3, 2024, minutes as final.

ADJOURNMENT

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