

**Town of Sand Lake
Planning Board Minutes
May 1, 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 Huffay, Michael J. Hoffay, Kevin J. McGrath, Nicholas Goyer, Terry Weaer, Joan Besch, Thom Besch, Clayton Besch, Daniel Peeters

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

PLEDGE OF ALLEGIANCE

ATTENDANCE

Minor Subdivision Application with Public Hearing

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.

Mr. McGrath and Nicholas Goyer reviewed the minor subdivision application originally presented at the April 17, 2024, planning board meeting.

With no further questions from the board RL read the public hearing.

AK motioned seconded by MET and all approved to open the public hearing at 7:04PM.

With no commentary from the audience and nothing received in the planning board office, AK motioned seconded by MET and all approved to close the public hearing at 7:05PM

Confirming there were no additional questions from the board, AK motioned seconded by RL and unanimously approved to declare this an Unlisted Action under SEQR and Town of Sand Lake lead agency with no other involved or interested parties.

AK motioned seconded by MS and all approved to give this a Negative Declaration under SEQR to be drafted by the Planning Board Attorney (CC).

AK motioned seconded by MET and unanimously carried to waive the final hearing and give this minor subdivision application preliminary and final approval.

Minor Subdivision Application with Public Hearing

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.

Mr. McGrath and Clayton Besch III reviewed the minor subdivision application originally presented at the April 17, 2024, planning board meeting.

With no additional questions from the board RL read the public hearing application.

AK motioned seconded by EP and all approved to open the public hearing at 7:09PM.

With no commentary from the audience and nothing received in the planning board office, AK motioned seconded by AH and all approved to close the public hearing at 7:10PM.

Confirming there were no additional questions from the board, AK motioned seconded by AH and unanimously approved to declare this an Unlisted Action under SEQR and Town of Sand Lake lead agency with no other involved or interested parties.

AK motioned seconded by MET and all approved to give this a Negative Declaration under SEQR.

AK motioned seconded by RL and all approved to give this application preliminary and final approval and that the final hearing be waived.

Minor Subdivision Application with Public Hearing

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.

Mr. McGrath reviewed the minor subdivision application originally presented at the April 17, 2024, planning board meeting.

AK confirmed the intent was to build a single-family home on proposed lot 1 east of the brook. Jesse Huffay, who is planning to purchase the lot explained that he has been in contact with the DEC and Army Corps and they prefer they stay out of the creek bed, and they made the decision to work with engineers to erect a full bridge.

With no additional questions from the board RL read the public hearing notice.

AK motioned seconded by EP and all approved to open the public hearing at 7:15PM.

With no commentary from the audience and nothing received in the planning board office, AK motioned seconded by MET and all approved to close the public hearing at 7:16PM.

Confirming there were no additional questions from the board, AK motioned seconded by AH and unanimously approved to declare this an Unlisted Action under SEQR and Town of Sand Lake lead agency with no other involved or interested parties.

AK motioned seconded by MS and all approved to give this a Negative Declaration under SEQR.

AK motioned seconded by RL and all approved to give this application preliminary and final approval and that the final hearing be waived contingent upon if and when a road or driveway is constructed, that the applicant install proper erosion and sediment controls and abide by all local, state and federal laws and regulations regarding area of disturbance and impacts to wetlands and waterbodies.

Boundary Line Adjustment Application 1 of 2

Applicant: Alison Drake-Slavin

Donor: Todd E. McClellan

167 Mosher Rd

Sand Lake, NY 12153

RR-Rural Residential Zoning District

AND

Receiver: Alison Drake-Slavin

106 Mosher Rd

Sand Lake, NY 12153

RR – Rural Residential Zoning District

Tax Map #: 148.-2-6.2

Original Lot Size: 2.06 acres

Proposed Lot Size: 2.05 acres

Tax Map #: 148.-2-6.1

Original Lot Size: 47.29 ac

Proposed Lot Size: 47.30 ac

Boundary Line Adjustment application from a from a donor parcel of 2.06 ac to donate 457 sq ft. to a receiving parcel of 47.29 acres which will result in a donor parcel of 2.05 ac and a receiving parcel of 47.30 ac.

MS has recused himself from each of the Drake-Slavin applications.

Daniel Peeters presented both part 1 and part 2 of the boundary line adjustment applications between Drake-Slavin and McClellan. He explained that when the land was surveyed it was noted that Mr. McClellan was encroaching on the Drake-Slavin property. When this was discovered, the applicant wanted to clear this up and they are proposing to trade a small portion of land their own for the same amount of land from the donor to make both landowners “whole”.

With no additional questions from the board, AK motioned seconded by MET and carried unanimously to declare this a Type 2 action under SEQR and Town of Sand Lake lead agency with no other involved or interested parties.

AK motioned seconded by RG and carried unanimously to approve the boundary line adjustment application 1 of 2.

Boundary Line Adjustment Application 2 of 2

Applicant: Alison Drake-Slavin
Donor: Alison Drake-Slavin
106 Mosher Rd
Sand Lake, NY 12153
RR-Rural Residential Zoning District
AND

Tax Map #: 148.-2-6.1
Original Lot Size: 47.30 acres
Proposed Lot Size: 47.29 acres

Receiver: Todd E. McClellan
167 Mosher Rd
Sand Lake, NY 12153
RR – Rural Residential Zoning District

Tax Map #: 148.-2-6.2
Original Lot Size: 2.05 ac
Proposed Lot Size: 2.06 ac

Boundary Line Adjustment application from a from a donor parcel of 47.30 ac to donate 457 sq ft. to a receiving parcel of 2.05 acres which will result in a donor parcel of 47.29 ac and a receiving parcel of 2.06 ac.

MS has recused himself from each of the Drake-Slavin applications.

Daniel Peeters presented both part 1 and part 2 of the boundary line adjustments between Drake-Slavin and McClellan. He explained that when the land was surveyed it was noted that Mr. McClellan was encroaching on the Drake-Slavin property. When this was discovered, the applicant wanted to clear this up and they are proposing to trade a small portion of land their own for the same amount of land from the donor to make both landowners “whole”.

With no additional questions from the board, AK motioned seconded by MET and unanimously approved to declare this a Type 2 action under SEQR and Town of Sand Lake lead agency with no other involved or interested parties.

AK motioned seconded by RL and carried unanimously to approve the boundary line adjustment application 2 of 2.

Minor Subdivision Application

Alison Drake-Slavin
106 Mosher Rd
Sand Lake, NY 12153
RR-Rural Residential Zoning District

Tax Map #: 148.-2-6.1
Lot size: 47.29 ac

A Minor Subdivision Application to create one new lot.

MS has recused himself from each of the Drake-Slavin applications.

Mr. Peeters explained that Mrs. Drake owns a portion of the property on the east side of Mosher RD as well as the west side and is looking to separate the two and keep one lot and sell the proposed second lot.

With no questions from the board, AK motioned seconded by EP and all approved to hold a public hearing for this application on May 15, 2024.

DRAFT MINUTES FOR APPROVAL

AK moved the minutes for April 17, 2024, as presented for approval seconded by RG and carried unanimously.

ADDITIONAL BUSINESS

There is a meeting scheduled for July 19, 2024-which is a federal holiday, and the Town of Sand Lake is closed.

After discussion between board members, AK motioned seconded by EP and carried unanimously to move the planning board meeting from July 19, 2024, to Thursday, July 20, 2024, at 7:00PM.

ADJOURNMENT

AK motioned seconded by RG and carried unanimously to adjourn the meeting at 7:25PM.