

**Town of Sand Lake  
Planning Board Minutes  
September 4, 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 7:03 PM

**MEMBERS PRESENT:** Andrew Karl (AK), Michael Slavin (MS), Arthur Herman (AH), Edward Patanian (EP), Craig Crist, Esq. (CC)

**MEMBERS ABSENT:** Ralph La Montagna (RL) excused per AK, Rick Giolito (RG) excused per AK, Mary Ellen Trumbull (MET) excused per AK

**OTHERS PRESENT:** Charles Fandl II, Kristin Yannetti, Alex Martin, Ed Browski, David Borger

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

**PLEDGE OF ALLEGIANCE**

**APPLICATIONS**

**Major Subdivision Application**

EWB-KFIII, LLC

Biittig Rd

Averill Park, NY 12018

**AR-Agricultural Residential Zoning District**

**Tax Map #:** 158.-1-35

**Lot size:** 22.95 +/- acres

A Major Subdivision Application to create eleven new lots with 750' of new streets from a vacant property.

Matt Bond of Hart Engineering presented the final draft of Phase 3 for this application which had been reviewed at past board meetings. He confirmed the dry hydrant location was reviewed and approved by the West Sand Lake Fire Chief Heffern, an HOA will be established for the Storm Water Management Basin and the SWPPP has been reviewed and finalized with the town engineer Wayne Bonesteel.

EP confirmed they were establishing an HOA and asked if it was currently being drafted. Mr. Bond indicated it was.

With no additional questions from the board AK motioned seconded by EP and carried unanimously to declare this application complete.

AK motioned seconded by MS and unanimously carried to classify this as a Unlisted Action under SEQR with Town of Sand Lake Planning Board as Lead Agency as we have received no comments or objections from potentially interested parties.

AK motioned seconded by EP and unanimously carried to hold a public hearing at 7:00PM September 18, 2024.

EP asked about the health department permits relative to this application. Mr. Bond said they had conditional approval contingent upon approval from the town, however, all has been reviewed and accepted.

**Scenic Preservation Review**

Charles Fandl II  
24—25 Twin Lions Way  
West Sand Lake, NY 12153  
**R** – Residential Zoning District

**Tax Map #s:** 159.4-1-14  
**Lot Size:** 3.66 +/- acres

A Scenic Preservation Review Application for replacement of a demolished home with a 1 story 1376 sq ft log home within the same footprint located in the scenic preservation zone of crooked lake.

Mr. Fandl presented his Scenic Preservation application saying that the home had been demolished about a year ago as it was a hazard. He indicated that they would be rebuilding in the same footprint but also said they were building 5 feet further back from the original structure location. He said pushing the house back 5 feet based on information provided from the surveyor would bring it above the flood plain. He also said there were 4 large well established Pine trees about 60' from the lake that were going to be removed.

MS asked if fire trucks could get down Twin Lions due to the narrow entry onto the road. Mr. Fandl said that fire trucks could get down there apart from the new fire truck which is much larger.

AK asked if Mike Wager looked at the trees to be removed. Mr. Fandl said he believed he did. AK also confirmed this was a 1-story home.

EP asked if it would alter anyone's view of the lake and Mr. Fandl said it would not, as they own the property from the lake to the road.

AK motioned seconded by AH and unanimously carried to classify this as a Type 2 Action under SEQR with Town of Sand Lake Planning Board as Lead Agency and no other involved or interested agencies.

AK motioned seconded by EP and carried unanimously to approve this application contingent upon proper erosion and sediment controls being installed during construction.

**Site Plan Review**

Main Brothers Oil Co, Inc  
104 Eastern Union TPKE  
Averill Park, NY 12018  
HMU-Hamlet Mixed Use Zoning District

**Tax Map #:** 159.-1-31  
**Lot Size:** 11.38 +/- acres

Site Plan Review Application proposing installation of a 14x24 prefabricated shed.

David Borger of Main Care Energy presented the application explaining that they are selling their property at 4 Teal Ave. and plan to use the shed for storage as there is none on the property currently. It is a prefabricated shed built with 4x4s. It does not need a foundation but will be placed on a preexisting concrete slab. He also said there are well aged trees for screening.

AH asked about siding. Mr. Border indicated he expected it to be a grey clapboard style.

With no additional questions AK motioned seconded by AH and unanimously carried to classify this as a Type 2 Action under SEQR with the Town of Sand Lake Planning Board as Lead Agency and no other involved or interested parties.

AK motioned seconded by EP and carried unanimously to approve this application.

**Site Plan Review**

Paul Schroeder  
175 Shaver Rd  
Sand Lake, NY 12196  
**AR – Agricultural Residential Zoning District**

**Tax Map #:** 157.-3-17.121  
**Lot Size:** 11.38 +/- acres

Site Plan Review Application proposing installation of a 17-kW ground mounted solar array.

Alex Martin of Kasselmann Solar presented the Site Plan Review for the Schroeders, he said there is almost no view of the proposed solar array as it is heavily wooded around the area. He also said it is being installed with helical screws and not concrete footings so decommissioning it would not have a lasting effect. The proposed footprint is expected to be approximately 760 sq'. CC asked about the application-Kasselmann authorization and explained that we would need an updated authorization and/or application.

With no additional questions AK motioned seconded by AH and unanimously carried to classify this as a Type 2 Action under SEQR with Town of Sand Lake Planning Board as Lead Agency and no other involved or interested agencies.

AK motioned seconded by MS and carried unanimously to approve this application contingent upon proper release and application being provided and the requested dimensions being provided.

**ADJOURNMENT**

AK motioned seconded by AH and unanimously approved to adjourn the meeting at 7:24PM.