FUTURE PB MTGS	FUTURE ZBA MTGS
Oct. 7, 2026	Oct. 15, 2026
Oct. 21, 2026	Nov. 12, 2026

PREV. MEETING	ABSENT
September 2, 2026	RL, ET

TOWN OF SAND LAKE
PLANNING BOARD MINUTES
WEDNESDAY, September 16, 2026 – 7:00 pm
SAND LAKE TOWN HALL

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 opened the meeting at 7:13 PM.

MEMBERS PRESENT: Andrew Karl (AK), Joel Abelove (JA), Jennie Glasser (JG), Art Herman (AH), Ralph Lamontagna (RL), Evan Thorpe (ET), Sean Hooley (SH)

MEMBERS ABSENT: None

OTHERS PRESENT: Craig Crist, Esq. (CC), Kathy Paris, Mike Paris, Dennis Tremont

RECORDING CLERK: Anna Rizzo (AR)

Scenic Preservation

Michael and Kathleen Paris
12 Twin Lion Way
Averill Park, NY 12018

Tax Map #: 159.-4-1-19
R – Residential

Chairman Karl (AK) invited the applicant to talk through the project. Mike Paris explained that they are looking to take down three dead trees. The Code Enforcement Officer (Crystal Stockin) looked at the trees and marked a total of 5 with the applicant. Since then, 2 of the trees have been removed from the application as the applicant does not wish to remove living trees. The applicant also discussed having a natural border (trees) with the neighbor rather than a fence. There was discussion of putting blacktop in outside of the Scenic Preservation Zone sometime in the future.

Mike Paris clarified that the only thing they are applying for in this application is taking down 3 dead trees. Everything else on the application has been called off. AK reinstated that this is just an application to remove 3 dead trees as stated by the Code Enforcement officer and as shown in the ariel photos. Mike Paris also explained that he will use a crane to take the trees rather than chopping them down to ensure that they don't fall where they're not supposed to.

AK motioned that the TOSL Planning Board be considered Lead Agency with no other involved or interested parties. JG seconded the motion to designate the TOSL Planning Board as a Lead Agency. Motion carried unanimously.

AK motioned that the TOSL Planning Board deem the project a Type II Action under SEQR. AH seconded the motion. Motion carried unanimously.

AK motioned to approve this application. AH seconded the motion. Motion carried unanimously.

Site Plan Review

Dennis Tremont
294 Sheer Road

Averill Park, NY 12018

Tax Map #: 158.-1-11.112
AR – Agricultural Residential

CC announced that JG recused herself because she is an employee of Dennis Tremont. Dennis explained that the project is just a 12 feet high pole barn like the other one on his property. Dennis explained that a concrete slab will not be poured, it will just stay dirt. Dennis also explained that he will build the barn about 25 feet from the top of the gravel bank which drops off about 60 feet. AK explained that because the structure is so isolated,

the board does not wish to open a public hearing for this project. AK listed conditions for the barn: structure will be used solely for private storage, it is an accessory to the residential property, it shall not be used for commercial business, it shall not be used as an accessory dwelling, and no hazardous materials shall be stored in the building. Dennis agreed to these conditions.

AK motioned that the TOSL Planning Board be considered Lead Agency with no other involved or interested parties. ET seconded the motion to designate the TOSL Planning Board as a Lead Agency. Motion carried unanimously.

AK motioned that the TOSL Planning Board deem the project a Type II Action under SEQR. ET seconded the motion. Motion carried unanimously.

AK motioned to approve this application. RL seconded the motion. Motion carried unanimously.

RESOLUTIONS:

AK motioned to waive the reading of the Zeh Resolution for a Site Plan Review SPR 26-04, approved at the September 2, 2026 meeting, to construct a 50' X 80' pole barn. JA seconded the motion. Motion carried unanimously. AK motioned that the Board approve the Resolution, seconded by JG. Motion carried unanimously. ET, RL and SH were recused.

AK motioned to waive the reading of the Chromczak Minor Subdivision Resolution SUB 26-05, approved at the September 2, 2026 meeting. JA seconded the motion. Motion carried unanimously. AK motioned that the Board approve the Resolution, seconded by JG. Motion carried unanimously. ET, RL and SH were recused.

MEETING MINUTES:

AK motioned to move the August 19, 2026 meeting minutes as presented. JG seconded the motion. Motion carried unanimously. AH and SH recused.

AK motioned to move the September 2, 2026 meeting minutes as presented. JA seconded the motion. Motion carried unanimously. ET and RL, and SH were recused.

ADJOURNMENT:

AK motioned to adjourn the meeting at 7:23 PM, seconded by ET. Motion carried unanimously.