FUTURE PB MTGS	FUTURE ZBA MTGS
Oct. 21,2026	Nov. 12,2026
Nov. 4,2026	Dec. 10, 2026

PREV. MEETING	ABSENT
September 16,2026	

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

CALL TO ORDER: Andrew Karl opened the meeting at 7:00 PM.

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

MEMBERS ABSENT: Jennie Glasser

OTHERS PRESENT: Craig Crist, Esq. (CC), Nolin Borrero, Anne Borrero

RECORDING CLERK: Anna Rizzo (AR)

Site Plan Review

Nolin Borrero
130 Mountain View Drive

Averill Park, NY 12018

Tax Map #: 148.-7-11
R – Residential

Applicant explained that he had a 24' X 24' garage that was not worth repairing. He is going to take the pre-existing garage down and replace it with a 30' X 35' garage that has a second floor for additional storage. AK clarified that the garage will not have utilities and will only be used for private storage. RL stated that if there is lightning it must be facing downward. The board does not wish to open a public hearing for this project considering the size of the garage is relatively small. AK listed conditions for the barn:

1. The structure shall be used solely for private storage accessory to the residential property and shall not be used for commercial business.
2. The building shall not be used as an accessory dwelling.
3. No bulk fuel or other hazardous-material storage shall occur within the building.
4. Erosion and sediment control shall be installed during construction.

AK motioned that the TOSL Planning Board be considered Lead Agency with no other involved or interested parties. AH 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. RL seconded the motion. Motion carried unanimously.

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

RESOLUTIONS:

AK motioned to waive the reading of the Tremont Resolution for Site Plan Review SPR 26-05, approved at the September 16, 2026 meeting. ET seconded the motion. Motion carried unanimously. AK motioned that the Board approve the Resolution, seconded by RL. Motion carried unanimously.

AK motioned to waive the reading of the Paris Scenic Preservation Resolution SPZ 26-06, approved at the September 16, 2026 meeting. AH seconded the motion. Motion carried unanimously. AK motioned that the Board approve the Resolution, seconded by AH. Motion carried unanimously.

MEETING MINUTES:

AK motioned to move the September 16, 2026 meeting minutes as presented. ET seconded the motion. Motion carried unanimously.

ADJOURNMENT:

AK motioned to adjourn the meeting at 7:08 PM, seconded by ET. Motion carried unanimously.