FUTURE PB MTGS	FUTURE ZBA MTGS
Nov. 4, 2026	Nov. 12, 2026
Nov. 18, 2026	Dec. 10, 2026

PREV. MEETING	ABSENT
October 7, 2026	

TOWN OF SAND LAKE
PLANNING BOARD
MINUTES
WEDNESDAY, October 21, 2026 – 7:00 pm
SAND LAKE TOWN HALL

CALL TO ORDER: Ralph LaMontagna (RL) opened the meeting at 7:02 PM.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Craig Crist, Esq. (CC), Peter Teal, Daniel Sanchez

RECORDING CLERK: Anna Rizzo (AR)

Minor Subdivision

Daniel Sanchez
138 Garner Road

Averill Park, NY 12018

Tax Map #: 158.-2-47.22
R – Residential

ET recused himself. Daniel Sanchez Jr. explained that his father ("applicant"), Daniel Sanchez would like to subdivide two 2-acre parcels for each of his children. CC sated that the ZBA deemed this project complete and passed an Area Variance for the subdivision. AH asked if this was a public or private road to which RL clarified it's a driveway that goes to Garner Road. The applicant has received a letter of recommendation from Averill Park and West Sand Lake Firehouses stating they would be able to get firetrucks to all parcels, if needed. The Board was concerned about the current owners selling and not settling on the details of an easement. Dan stated that they do have road frontage if they did ever want to create a driveway to get rid of the easement. CC requested that the easement be brought in for the next meeting. AH asked about sewer. Dan said it's septic. Therefore, property is not for development at this time. AH requested a proposed plan for septic, the house, and the well for the next meeting to show that it can be done on the proposed property.

RL motioned to set a public hearing for November 4, 2026. Motioned was seconded by JA and carried unanimously.

Minor Subdivision

Peter Teal
120 Momrow Road

Averill Park, NY 12018

Tax Map #: 160.-1-20.31
R – Rural Residential

Pete Teal (PT) explained that he would like to subdivide his land so that his daughter can build a house on the newly created lot. PT has gone to the Zoning Board of Appeals for both a Use and Area Variances which were both granted on October 15, 2026. The accessory structure required the Use Variance while the 3:1 rule required the Area Variance.

RL motioned to set a public hearing for November 4, 2026 which was seconded by ET. Motion carried unanimously.

Sign Placement

Steve Quillinan

4350 Route 150

West sand Lake, NY 12196

Tax Map #: 146.4-3-20
HC – Hamlet Commercial

RL motioned to table the Sign Placement Application for Steve Quillinan. Applicant did not show. Motion was seconded by AH and carried unanimously.

RESOLUTIONS:

RL motioned to approve the Borrero Resolution for Site Plan Review SPR 26-06, approved at the October 7, 2026 meeting. ET seconded the motion. Motion carried. JG abstained.

MEETING MINUTES:

RL motioned to move the October 7, 2026 meeting minutes as presented. JA seconded the motion. Motion carried. JG Abstained.

ADJOURNMENT:

RL motioned to adjourn the meeting at 7:18 PM, seconded by ET. Motion carried unanimously.