

TOWN OF HAGUE
PLANNING BOARD
TOWN HALL
HAGUE, NEW YORK 12836
TELEPHONE 518 543-6161

Minutes of:
March 1, 2018

PUBLIC HEARINGS: None

CALL MEETING TO ORDER:

Chairman Richard Frasier opened the public hearing at 7pm.

INTRODUCTION OF BOARD MEMBERS:

Chairman Dick Frasier and Board members: Martin Fitzgerald, Dan Belden, Bob Whitaker, Pam Peterson, and Meg Haskell were all present. Judy Gourley was absent.

APPROVAL OF MINUTES: MEETING OF: February 1, 2018

Bob Whitaker moved and Dan Belden seconded a motion to accept the minutes of February 1, 2018. All voted aye.

SUBDIVISIONS:

1. HASKELL-LAUNDREE-WELLS (26.17-2-42.12) 9110 Lakeshore Dr. (Hamlet) SUB 03-18

The applicants wish to subdivide 15,421 sq. ft. lot into two parcels. If approved Lot 1, which is improved by a single family dwelling, will consist of 10,088 sq. ft. and Lot 2 will remain vacant land, with an assessor structure on it and will consist of 5,333 sq. ft. of land.

The ZBA approved a Variance for this application on Jan 25, 2018 with the condition that no principle dwelling can be built on the proposed Lot 2.

Subdivision issue: 150-6 Minor Subdivision

Meg Haskell recused herself. It was decided that a site visit was not necessary. The public hearing was set for April 5, 2018 at 7:00pm

Martin Fitzgerald deemed this application complete, Dan Belden seconded.

Roll Call Vote:

Ayes: Bob Whitaker, Dan Belden, Pam Peterson, Martin Fitzgerald, Dick Frasier

Recusal: Meg Haskell

Nays: None

Motion passed 5-1-0

Meg Haskell was reinstated.

2. SANTANIELLO (59.20-1-25 & 26) 8417 Lakeshore Dr. (OCIR) SUB 04-18

The applicants are applying for a Lot Line Change for two abutting parcels in their ownership. The need for the Variance is because when a retaining wall was reconstructed and the thickness of the new wall extended into their adjoining lot (store lot) which is a nonconforming lot. They would like the wall to be contained on their House lot.

The ZBA approved a Variance for this application on Jan 25, 2018.

Subdivision issue: 150-27, 28, 29, 30 A. & B.

Dick Frasier made a motion to waive the public hearing, Dan Belden seconded.

Roll Call Vote:

Ayes: Bob Whitaker, Dan Belden, Pam Peterson, Martin Fitzgerald, Dick Frasier, Meg Haskell

Nays: None

Motion passed 6-0

Bob Whitaker read the findings of fact for the Environmental Impact Assessment (SEQRA) and made a Negative Declaration determination. The details of the findings are attached.

Bob Whitaker made and Dan Belden seconded a motion to accept a Negative Declaration for the Environmental Impact (SEQRA.)

Roll Call Vote:

Ayes: Bob Whitaker, Dan Belden, Pam Peterson, Martin Fitzgerald, Dick Frasier

Nays: None

Motion passed 6-0

Martin Fitzgerald made and Pam Peterson seconded a motion to deem the Application Complete.

Roll Call Vote:

Ayes: Martin Fitzgerald, Dan Belden, Bob Whitaker, Richard Frasier, Pam Peterson, Meg Haskell

Nays: None

Motion passed 6-0

Bob Whitaker made the following resolution:

Be it resolved by the Planning Board of the Town of Hague, I hereby make the motion to approve the Subdivision 04-18 based on the following and in accordance with Section 150-27, 28, 29, 30 A. & B of the Codes of the Town of Hague:

- A. A public hearing was waived by the Board on March 1, 2018
- B. The application has been deemed complete.
- C. The application is consistent with development allowed by the Land Use (Comprehensive Plan) of the Town of Hague.
- D. Research and review has deemed that it does not have a significant environmental impact.
(See Negative Declaration SEQRA prepared and approved by the Town of Hague Planning Board.)

Dan Belden seconded the motion.

Roll Call vote:

Ayes: Martin Fitzgerald, Dan Belden, Bob Whitaker, Richard Frasier, Pam Peterson, Meg Haskell

Nays: None

Motion passed 6-0

3. UMBRELLA HOUSE/LEDGETOP, LLC (76.8-1-6.1 & 7.1) 8382 Lakeshore Dr. (Hamlet Sec.) SUB 05-18

The applicants are applying for a Lot Line Change between two lots in the same ownership.

Subdivision issue: 150-27, 28, 29, 30 A. & B.

Dick Frasier made a motion to waive the public hearing, Martin Fitzgerald seconded.

Roll Call Vote:

Ayes: Bob Whitaker, Dan Belden, Pam Peterson, Martin Fitzgerald, Dick Frasier, Meg Haskell

Nays: None

Motion passed 6-0

Bob Whitaker read the findings of fact for the Environmental Impact Assessment (SEQRA) and made a Negative Declaration determination. The details of the findings are attached.

Bob Whitaker made and Dan Belden seconded a motion to accept a Negative Declaration for the Environmental Impact (SEQRA.)

Roll Call Vote:

Ayes: Bob Whitaker, Dan Belden, Pam Peterson, Martin Fitzgerald, Dick Frasier

Nays: None

Motion passed 6-0

Bob Whitaker made and Pam Peterson seconded a motion to deem the Application Complete.

Roll Call Vote:

Ayes: Martin Fitzgerald, Dan Belden, Bob Whitaker, Richard Frasier, Pam Peterson, Meg Haskell

Nays: None

Motion passed 6-0

Bob Whitaker made the following resolution:

Be it resolved by the Planning Board of the Town of Hague, I hereby make the motion to approve the Subdivision 05-18 based on the following and in accordance with Section 150-27, 28, 29, 30 A. & B of the Codes of the Town of Hague:

- A. A public hearing was waived by the Board on March 1, 2018
- B. The application has been deemed complete.
- C. The application is consistent with development allowed by the Land Use (Comprehensive Plan) of the Town of Hague.
- D. Research and review has deemed that it does not have a significant environmental impact.
(See Negative Declaration SEQRA prepared and approved by the Town of Hague Planning Board.)

Martin Fitzgerald seconded the motion.

Roll Call vote:

Ayes: Martin Fitzgerald, Dan Belden, Bob Whitaker, Richard Frasier, Pam Peterson, Meg Haskell

Nays: None

Motion passed 6-0

4. SANDMAN (43.5-2-36 & 37) 9 & 11 Streeter Hill (Hamlet/OCI) SUB 06-18
The applicants are applying for a Lot Line Change of two parcels; of .25 ac. on each parcel.

Subdivision issue: 150-27, 28, 29, 30 A. & B.

Dan Belden made a motion to waive the public hearing, Martin Fitzgerald seconded.

Roll Call Vote:

Ayes: Bob Whitaker, Dan Belden, Pam Peterson, Martin Fitzgerald, Dick Frasier, Meg Haskell

Nays: None

Motion passed 6-0

Bob Whitaker read the findings of fact for the Environmental Impact Assessment (SEQRA) and made a Negative Declaration determination. The details of the findings are attached.

Bob Whitaker made and Dan Belden seconded a motion to accept a Negative Declaration for the Environmental Impact (SEQRA.)

Roll Call Vote:

Ayes: Bob Whitaker, Dan Belden, Pam Peterson, Martin Fitzgerald, Dick Frasier

Nays: None

Motion passed 6-0

Dan Belden made and Martin Fitzgerald seconded a motion to deem the Application Complete.

Roll Call Vote:

Ayes: Martin Fitzgerald, Dan Belden, Bob Whitaker, Richard Frasier, Pam Peterson, Meg Haskell

Nays: None

Motion passed 6-0

Bob Whitaker made the following resolution:

Be it resolved by the Planning Board of the Town of Hague, I hereby make the motion to approve the Subdivision 06-18 based on the following and in accordance with Section 150-27, 28, 29, 30 A. & B of the Codes of the Town of Hague:

- A. A public hearing was waived by the Board on March 1, 2018
- B. The application has been deemed complete.
- C. The application is consistent with development allowed by the Land Use (Comprehensive Plan) of the Town of Hague.
- D. Research and review has deemed that it does not have a significant environmental impact.
(See Negative Declaration SEQRA prepared and approved by the Town of Hague Planning Board.)

Martin Fitzgerald seconded the motion.

Roll Call vote:

Ayes: Martin Fitzgerald, Dan Belden, Bob Whitaker, Richard Frasier, Pam Peterson, Meg Haskell

Nays: None

Motion passed 6-0

REFERRAL TO THE ZONING BOARD OF APPEALS:

1. RYTHER (60.5-1-14) 31 Pine Cove Rd (TRI) VAR 02-18

The applicant is applying for an after-the-fact variance for a 92 sq. ft. staircase, with railing, which is attached to an existing dock (stairs and concrete pad, 32 sq. ft.)

Zoning issues: 160-50 B. Shoreline & 160-23 A. sideline

A DEC/Army Corp. of Eng. permit has been approved with the condition that a substantial rain gardens be installed above the steps except for 5 feet of them, so they may be used as stairs. It was decided that a site visit is not necessary.

Bob Whitaker made motion not to make a recommendation to the Zoning Board of Appeals, Martin Fitzgerald seconded. All voted aye.

OLD BUSINESS:

1. WINTERGREEN LAKE, INC (25-1-3) 213 Summit Dr. (OCI & OCII) SP 07-17

The applicants are applying for the Commercial Use of their property. The proposed use would include weddings, special events, retreats and celebrations. They have one glamping tent that is rented as an Air B&B.

Zoning issue: 160-27 C (2) (e) Commercial Use

The family is to contact Cathy Clark when the Planning Board can safely make a site visit to the camp.

NEW BUSINESS: None

OTHER BUSINESS:

1. MOUNTAIN MOTOR RESORATION (25.4-1-15.2) 9663 Graphite Mountain Rd. (OCI) SP 02-17

The owners of this property are requesting a modification of their LGPC Marina permit for a boat storage and repairs. They have been approved to store 90 boats on this site and now would like to add another 50 boats; totaling 140 boats.

ZEO Clark stated that LGPC Commissioners will make a decision on the request for an additional 50 boats to be stored at this site and will be contacting the abutting neighbor as part of their review of this request.

Dan Belden made a motion to approve, Pam Peterson seconded the motion.

Roll Call vote:

Ayes: Martin Fitzgerald, Dan Belden, Bob Whitaker, Richard Frasier, Pam Peterson, Meg Haskell

Nays: None

Motion passed 6-0

ADJOURNMENT:

A motion to adjourn was made at 7: 35pm by Martin Fitzgerald seconded by Meg Haskell. All voted aye.

Respectfully submitted,

Janet Hanna
Secretary