

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

**Minutes of:**  
**April 5, 2018**

**PUBLIC HEARINGS:**

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

Chairman Richard Frasier opened the public hearing at 7pm.  
There were no speakers for or against this application.  
Dick Frasier motioned to close the public hearing, Dan Belden seconded at 7:02pm

**CALL MEETING TO ORDER:**

Chairman Richard Frasier opened the meeting at 7:03pm.

**INTRODUCTION OF BOARD MEMBERS:**

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

**APPROVAL OF MINUTES: Minutes of: March 1, 2018**

Dan Belden moved and Pam Peterson seconded a motion to accept the minutes of March 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 accessory 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**

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.

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

HASKELL-LAUNDREE-WELLS continues:

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

Roll Call vote:

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

Nays: None

Motion passed by a 6-0 vote.

2. Dan Belden made and Bob Whitaker seconded a motion to deem the Application Complete.

Roll Call vote:

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

Nays: None

Motion passed by a 6-0 vote.

3. 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 03-18 based on the following and in accordance with Section 150-6 of the Codes of the Town of Hague:

- A. A public hearing was held by the Board on April 5, 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.)

Approval is with the following conditions: That no principle dwelling can be built on the proposed Lot 2.

A copy of all conditions of approval will be provided to the applicants and must be adhered to in perpetuity.

Dan Belden seconded the motion.

Roll Call vote:

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

Nays: None.

Motion passed by a 6-0 vote.

**REFERRAL TO THE ZONING BOARD OF APPEALS: None**

**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**

Dick Frasier stated that the applicant needs to unlock the gate or be available when needed for a site visit. The site visit was set for 4-6-2018 at 10am, meet at the Community Center. The Board will hold the Public Hearing for the commercial use of this property only after the board can make a visit to the site.

**NEW BUSINESS:**

**1. LEVENSTIEN (43.5-2-12.2) 9840 Graphite Mountain Rd (Hamlet) SP 02-18**

**The owners are requesting a Change of Use of the rear section of their building.**

**Currently the front section of the building is occupied by the US Post Office. The rear section of the building has been used as an art gallery, yoga studio and a gift shop. The assessor has the building listed as a 2 story office/ apartment building.**

**The owners propose to open a reality office/art gallery on the first floor and an apartment, with a privacy entrance, on the second floor.**

**Zoning issue: 160-20 C. (1) (a) Change of use**

The apartment upstairs has a bathroom. A microwave and a coffee maker will be available, but no oven in the kitchenette. It will be close to a studio apartment. The window on the west side will be changed to a door. The board would like an additional drawing of the back and side of the building.

Site visit set for 4-25-2018 at 3:00 pm with a rain date of 4-26-2018.

Public Hearing will be held on May 3, 2018 at 7:00pm.

**2. MILLER (26.14-1-8) 11 Birch point Rd (TRIR) SP 01-18**

**The owners would like to construct an 87 sq. ft. addition of an open deck to an existing nonconforming house.**

**Zoning issue: 160-24 C. (1) (a) New construction within 100' of the lake.**

Site visit set for 4-25-2018 at 3:30 pm with a rain date of 4-26-2018.

**ADJOURNMENT:**

A motion to adjourn was made at 7:25 pm by Dan Belden seconded by Martin Fitzgerald. All voted aye.

Respectfully submitted,

Janet Hanna  
Secretary