

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

**Minutes of:**  
**March 2, 2017**

**PUBLIC HEARINGS:** None

**CALL MEETING TO ORDER:**

Chairman Richard Frasier opened the meeting at 7pm.

**INTRODUCTION OF BOARD MEMBERS:**

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

**APPROVAL OF MINUTES: December 1, 2016**

Dan Belden moved and Pam Peterson seconded a motion to accept the minutes of December 1, 2016. All voted aye.

**SUBDIVISIONS:**

**1. LEVENSTIEN (43.5-2-12) 9842 Graphite Mtn. Rd. (Hamlet) SUB 03-16**  
**The applicants are applying for a two lot subdivision.**

**Subdivision issues: 150-6 Minor subdivision**

Janet Hanna moved and Pam Peterson seconded a motion to deem the application complete. A site visit was set for 3-8-17 at 3:00pm. A Public hearing will be schedule for April 13, 2017 at 7pm

**REFERRAL TO THE ZONING BOARD OF APPEALS:**

**1. SILVER BAY ASSN. (76.12-1-19) 87 Silver Bay Rd. (Hamlet Sec.) VAR 01-17**

**Silver Bay Assn. would like to replace the existing nonconforming Dining Hall with a new two story structure which will be attached to the existing nonconforming Inn. The proposed building will house a new Dining Hall, Kitchen, Conference Rooms and 22 new guest rooms.**

**The height of the existing Dining Hall is 43' 5", the Inn is 64' high and the proposed structure would be 57', if approved.**

**Zoning issue: 160-21 A. Height**

Silver Bay continues:

Jase Brown of Phinney Design and Tom Jarrett of Jarrett Engineering presented the project and listed changes made from last meeting. Skip Hourigan was also present from Silver Bay Association.

A site visit was set for 3-8-17 at 3:30pm. A Public hearing will be schedule for April 13, 2017 at 7pm

**2. SILVER BAY ASSN. (76.12-1-19) 87 Silver Bay Rd. (Hamlet Sec.) VAR 02-17**

**Silver Bay Assn. would like to replace the existing nonconforming Dining Hall with a new two story structure which will be attached to the existing nonconforming Inn. The proposed building will house a new Dining Hall, Kitchen, Conference Rooms and 22 new guest rooms. If approved there will be a 43% increase to the existing sq. ft. of the Inn.**

**Zoning issue: 160-62 A. More than a 25% increase to the existing sq. ft.**

Jase Brown of Phinney Design and Tom Jarrett of Jarrett Engineering presented the project and listed changes made from last meeting. Skip Hourigan was also present from Silver Bay Association.

A site visit was set for 3-8-17 at 3:30pm. A Public hearing will be schedule for April 13, 2017 at 7pm.

**3. SILVER BAY ASSN. (76.12-1-19) 87 Silver Bay Rd. (Hamlet Sec.) VAR 03-17**

**Silver Bay Assn. would like to replace the existing nonconforming Dining Hall with a new two story structure which will be attached to the existing nonconforming Inn. The proposed building will house a new Dining Hall, Kitchen, Conference Rooms and 22 new guest rooms. The proposed raise patio and retaining wall will be located 12' from the front property line. The building itself is proposed at 29' from the front line.**

**Zoning issue: 160-21 A. Frontline setback**

Jase Brown of Phinney Design and Tom Jarrett of Jarrett Engineering presented the project and listed changes made from last meeting. Skip Hourigan was also present from Silver Bay Association.

A site visit was set for 3-8-17 at 3:30pm. A Public hearing will be schedule for April 13, 2017 at 7pm.

**NEW BUSINESS:**

**1. SILVER BAY ASSN. (76.12-1-19) 87 Silver Bay Rd. (Hamlet Sec.) SP 01-17**

**Silver Bay Assn. would like to replace the existing nonconforming Dining Hall with a new two story structure which will be attached to the existing nonconforming Inn. The proposed building will house a new Dining Hall, Kitchen, Conference Rooms and 22 new guest rooms.**

**Zoning issue: 160-62 A. Total replacement of a nonconforming structure**

Jase Brown of Phinney Design and Tom Jarrett of Jarrett Engineering presented the project and listed changes made from last meeting. Skip Hourigan was also present from Silver Bay Association.

Silver Bay continues:

A discussion ensued about, the septic system, fire lanes, a bus drop-off, and bollards on the roadway.

A site visit was set for 3-8-17 at 3:30pm. A Public hearing will be schedule for April 13, 2017 at 7pm.

**2. ERIN INVESTMENTS, LLC (25.4-1-15.2) 9663 Graphite Mtn. Rd. (OCI) SP 02-17**

**A prospective buyer is applying for an additional use of this property. Currently it has the Town's and the LGPC approval to be used as a boat storage facility. The buyer would also like to use the property for restoration and repairs of automobiles.**

**Zoning issue 160-27 C. (2) (e) Commercial service use involving less than 10,000sq. ft. of floor space.**

Francis Sisca of Francis, LLC presented his plans for the property to add the restoration and repairs of automobiles to the site.

A site visit was set for 3-8-17 at 3:30pm. A Public hearing will be schedule for April 13, 2017 at 7pm.

**OLD BUSINESS: None**

**OTHER BUSINESS:**

**1. Local Government Day – APA - April 5 & 6th. Please let me know as soon as possible if you would like to attend.**

**2. Since member of the PB are planning on attending Local Gov. Day does the Board want to reschedule the April PB meeting?**

It was decided that April's meeting will be changed from the 6<sup>th</sup> to the 13<sup>th</sup>.

**ADJOURNMENT:**

A motion to adjourn was made at 7:40 pm by Bob Whitaker seconded by Dan Belden. All voted aye.

Respectfully submitted,

Janet Hanna  
Secretary