

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

Minutes of:
May 4, 2017

PUBLIC HEARINGS:

Chairman Richard Frasier opened the public hearing at 7pm.

BREITENBACH (93.8-1-24.2) 20 Delaware Ave. (TR1) SP 04-17

John Breitenbach spoke for this application. No one spoke against it.

Dan Belden made a motion to close the public hearing at 7:03pm, Judy Gourley seconded it. All voted aye.

CALL MEETING TO ORDER:

Chairman Richard Frasier opened the meeting at 7:04pm.

INTRODUCTION OF BOARD MEMBERS:

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

REFERRAL TO THE ZONING BOARD OF APPEALS:

1. ASIEL (60.9-1-45) 20 Bobkat Ln. (TR1) VAR 07-17

The applicants would like to construct a 1 ½ story garage (with a full foundation.) A ½ bath on the third floor is proposed as well as a covered walkway connecting the garage to the house. The existing percentage of coverage is currently 30.70%, if approved the percentage of coverage will be 32.61 %.

Zoning issue: 160-23 A. Percentage of coverage.

Tony De Franco, De Franco Engineering and Joe Vilardo, Architect stated that Arcady Bay association has the plans now, they have asked him to enclose the walkway.

Pam Petersen made a motion for a negative recommendation to the ZBA, Judy Gourley seconded it.

Roll Call Vote:

Ayes: Pam Petersen, Judy Gourley

Nays: Dan Belden, Dick Frasier

Motion 2-2

Asiel continues:

Judy Gourley made a motion for a positive recommendation to the ZBA, Dan Belden seconded it.

Roll Call Vote:

Ayes: Pam Judy Gourley, Dan Belden, Dick Frasier

Nays: Pam Petersen

Motion 3-1

No referral.

2. D'ANTONIO (60.5-1-9) 7 Pine Cove Rd. (TR1) VAR 05-17

The owners have begun to construct a 16' x 40 deck which is attached to their nonconforming house. They are now applying for an after the fact Variance so they may continue.

Zoning issue: 160-23 A, Rear line setback

Pam Petersen made a motion for a negative recommendation to the ZBA, Judy Gourley seconded it.

Roll Call Vote:

Ayes: Pam Petersen, Judy Gourley, Dan Belden, Dick Frasier

Nays: None

Motion passed.

NEW BUSINESS: None

OLD 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

The requested information on sprinkler system, evacuation routes, dry hydrants, and the change to the door to allow a gurney through, have been enclosed in the packet.

The ZBA approved Zoning issues: 160-21 A. Frontline setback and 160-21 A. Height. They tabled the 160-62 A. More than a 25% increase to the existing sq. ft.

DOT has a conceptual design of the service road and they have not expressed any concerns yet.

Judy Gourley made a motion to accept the following conditions: Conditions are merge the three parcels, improvements to the service road at 9N, Silver Bay must remove snow from the corner of Silver Bay Road and the service road, Bollards on the service road to restrict vehicle traffic must be unlocked. Pam Petersen seconded.

Roll Call Vote:

Ayes: Pam Petersen, Judy Gourley, Dan Belden, Dick Frasier

Nays: None Motion passed.

2. ELDREDGE (93.16-1-42) 26 Sabbath Day Pt. Rd. (TR-1R) SP 03-17

The owner of this property would like to add a 2nd story addition as well as two small additions as to the first floor. A new septic system has been approved.

Zoning issues: 160-24 C (1) (a) new construction within 100' of the lake.

The deck was raised to be even with the doorway, therefore the stairs are now two feet closer to the lake, but still in compliance.

Dan Belden made a motion to approve this project, Judy Gourley seconded.

Roll Call Vote:

Ayes: Pam Petersen, Judy Gourley, Dan Belden, Dick Frasier

Nays: None

Motion passed.

3. BREITENBACH (93.8-1-24.2) 20 Delaware Ave. (TR1) SP 04-17

The owners of this property are applying for approval of an on-going Marina. According to the owner they have rented dock spaces out since the 1950's. The LGPC have classified this action as a Class A Marina, under their regulations.

Zoning issue: 160-23 C. (2) (e) Marina

Planning Board resolution for:

No issues were found at the Planning Board Site Visit on April 24, 2017.

1. Pam Petersen made a motion to findings of fact for the Environmental Impact Assessment (SEQRA) and declares a Negative Declaration. She feels that no environmental impact will be produced by this action.

Judy Gourley seconded a motion for the Environmental Impact (SEQRA.)

Ayes: Pam Petersen, Judy Gourley, Dan Belden, Dick Frasier

Nays: None

Motion passed 4-0.

2. Pam Petersen made and Dan Belden seconded a motion to deem the Application Complete.

Ayes: Pam Petersen, Judy Gourley, Dan Belden, Dick Frasier

Nays: None

Motion passed 4-0.

3. Pam Petersen made the following resolution:

Be it resolved by the Planning Board of the Town of Hague, I hereby make the motion to approve the application SP 04-17 based on the following and in accordance section 160-23 C (2) (e) of the Codes of the Town of Hague:

A. A public hearing was held by the Planning Board and closed on May 4, 2017

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: Pam Petersen, Judy Gourley, Dan Belden, Dick Frasier

Nays: None Motion passed 4-0.

4. ASIEL (60.9-1-45) 20 Bobkat Ln. (TRI) SP 05-17

The applicants would like to construct a 1 ½ story garage (with a full foundation.) A ½ bath on the third floor is proposed as well as a covered walkway connecting the garage to the house.

Zoning issue: 160-10 Accessory Use ½ bath in an accessory structure.

Condition of no living space, no overnight accomadations and no other plumbing fixtures other than the ½ bath.

Judy Gourley made a motion to approve, Dan Belden seconded.

Roll Call vote: Judy Gourley, Dan Belden, Dick Frasier

Nays: Pam Petersen

This application has been tabled until next month.

ADJOURNMENT:

A motion to adjourn was made at 7:55 pm by Dan Belden seconded by Judy Gourley. All voted aye.

Respectfully submitted,

Janet Hanna
Secretary