

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

Minutes of:
June 1, 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: Martin Fitzgerald, Dan Belden, Bob Whitaker, Judy Gourley, and Pam Peterson were present and there is one vacancy. ZEO Clark and Janet Hanna Recording Secretary were also present.

APPROVAL OF MINUTES: **May 4, 2017**

Dan Belden moved and Judy Gourley seconded a motion to accept the minutes of May 4, 2017. All voted aye.

SUBDIVISIONS: **None**

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

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

Silver Bay Association (76.12-1-10) 87 Silver Bay Rd.(Hamlet) SP 01-17

Silver Bay Assn. is applying to replace the existing non-conforming 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 guest rooms.

1. Bob Whitaker and Dan Belden seconded a motion to deem the Application Complete.
Ayes: Pam Petersen, Judy Gourley, Dan Belden, Dick Frasier, Bob Whitaker, Martin Fitzgerald
Nays: None
Motion passed 6-0.

2. 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 application SP 01-17 based on the following and in accordance section 160-62A (Continuation of nonconforming uses or structures) of the Codes of the Town of Hague:
A. A site visit was conducted on March 8, 2017.
B. A public hearing was held by the Planning Board and closed on April 13, 2017
C. The application has been deemed complete.
D. The Zoning Board of Appeals of the Town of Hague has approved Var 01-17, Var 02-17, and Var 03-17 applied for by the applicant.
E. The application is consistent with development allowed by the Land Use (Comprehensive Plan of the Town of Hague).
F. APA, LGPC & the NYSDEC will decide if this project has any significant environmental impact.

3. Approval is with the following conditions:

With the conditions as follow:

- If any wastewater leaching device is installed on lot 76.12-1-19, lots 76.12-1-19, 76.16-1-3 & 76.16-1-4 must be merged to meet the Principle Dwelling units in this Zoned area.
- Silver Bay Assn. must obtain a NYSDOT final permit for the reconstruction of the service road entrance at NYS RT 9N.
- Silver Bay is responsible for the removal of snow from the corner of Silver Bay Road and the service road, Bollards on the service road to restrict vehicle traffic must be unlocked, and Silver Bay Assn will keep the service road clear of snow and vehicles so emergency vehicles can pass.

Pam Peterson seconded the motion.

Ayes: Pam Petersen, Judy Gourley, Dan Belden, Dick Frasier, Bob Whitaker, Martin Fitzgerald
Nays: None
Motion passed 6-0.

OTHER BUSINESS:

1. Review of Arcady Bay Septic System – Presented by Andy Gorelic and Tony Defranco.

Andy Gorelic presented the Board member with a print out of that explained the design of the leaching system and what guidelines were in place and what improvements were planned/made by Arcady Bay Association to ensure the system remain in compliance with the DEC SEPDES permit and for protection of the lake. He explained, using Arcady Bay water usage records of the last five years, that their leach fields have not been at or near their maximum capacity of affluent. Chairman Frasier thanked Andy for the presentation and he feels the board is now comfortable with the waste water situation in Aracdy Bay.

ADJOURNMENT:

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

Respectfully submitted,

Janet Hanna
Secretary