

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

Minutes
July 9, 2015

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: Mike Cherubini, Bob Whitaker, Judy Gourley, and Pam Peterson were all present. Dan Belden and Martin Fitzgerald were absent.

APPROVAL OF MINUTES: of June 4, 2015

Mike Cherubini moved and Pam Peterson seconded a motion to accept the minutes of June 4, 2015. All voted aye.

SUBDIVISIONS: None

REFERRAL TO THE ZONING BOARD OF APPEALS:

1. CHASE (60.9-1-33) 40 Bobkat Lane (TRI) VAR 03-15

The applicant would like to remove the existing wood patios and walkways that are located within 50' of the mean high waters of the lake and relocate and replace them with stone, mulch and permeable pavers.

Zoning issue: 160-50 B Shoreline setback.

All board members acknowledged receiving the letter by Susan Darrin. ZEO Clark stated that a storm water permit is required by the LGPC.

Pam Peterson made a motion; Bob Whitaker seconded, that a positive recommendation be made with the stipulation that a buffer area be maintained by the lake and that trees are replaced. All voted aye.

2. CLARK (93.8-1-16) 33 Bass Bay Rd (TR1R) VAR 04-15

The applicants would like to replace a 3 bedroom nonconforming structure with a new 4 bedroom house. The current and the proposed house sits 31' for the MHW of the lake. A new Puroflo septic system has been applied for (TB), as well as a Type 1 Site Plan Review for total replacement of a nonconforming structure.

Clark Continues:

**Zoning issue 160-62 A PB- Total replacement of a nonconforming structure.
ZBA – More than 25% increase to a nonconforming structure.
TB – Wastewater system with 100’ of the Lake
Zoning issue 160-50 B. Shorelines**

Bob Whitaker made a motion; Mike Cherubini seconded, that a positive recommendation be made to the ZBA. All voted aye.

**3. PATCHETT FAMILY PARTNERS (26.17-2-37) Hill House Lane (Hamlet)
VAR 05-15**

The owners would like to replace an existing 4 unit motel building with a 3 unit motel building. They would like to reserve the development right of the 4th unit to add a walkout unit to the foundation level of their building called “Iroquois” sometime in the future. One of the proposed new motel units will meet the ADA standard for handicapped accessibility.

Zoning issue: 160-62 A and 160-20 A sideline setback

ZEO Clark stated that a storm water permit is required by the LGPC. The encroachment on the neighboring lot is their own property.

Judy Gourley made a motion; Mike Cherubini seconded, that a positive recommendation be made to the ZBA. All voted aye.

OLD BUSINESS:

1. CHASE (60.9-1-33) 40 Bobkat Lane (TRI) SP 04-15

The applicants would like to demolish the existing 3 bedroom house and replace it with a new five bedroom house. A new septic tank and pump tank (sized for the proposed structure) will be installed if the application is approved.

Zoning issue: 160-23 C (1) (g) new construction within 100’ of the lake.

Mike Cherubini made a motion; Judy Gourley seconded, that this application be approved with the stipulation that buffering be maintained between neighbors. All voted aye.

2. CLARK (93.8-1-16) 33 Bass Bay Rd (TR1R) SP 07-15

The applicants would like to replace a 3 bedroom nonconforming structure with a new 4 bedroom house. The current and the proposed house sits 31’ for the MHW of the lake. A Variance for a new Puroflo septic system has been applied for, as well as a Variance for more than 25% increase of Sq. ft. to a nonconforming structure.

Zoning issue 160-62 A

**PB - Total replacement of a nonconforming structure.
ZBA – More than 25% increase to a nonconforming structure.
TB – Wastewater system with 100’ of the Lake**

Clark Continues:

Pam Peterson asked if there would be any outside patios. Mr. Clark said no, that the dock will be replaced. A screened in porch will also be replaced and will be slightly smaller than the existing.

Dick Frasier made a motion to postpone this application until the August 6, 2015 meeting due to the issues in front of the other boards. All voted aye.

OTHER BUSINESS:

ADJOURNMENT:

A motion to adjourn was made at 7:30 pm by Bob Whitaker seconded by Judy Gourley. All voted aye.

Respectfully submitted,

Janet Hanna
Secretary