

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

Minutes of:
January 7, 2016

PUBLIC HEARINGS:

Chairman Richard Frasier opened the public hearing at 7pm.

1. SCHROON LAKE MARINA (25.4-1-37) Decker Hill Rd. (SCUZ/OCI) SUB 03-15

Scott Olson of Schroon Lake Marina stated that the lot meets all the town requirements. The cemetery will be preserved and the family will have deeded access.

At 7: 03 Dan Belden made a motion to close the public hearing, Martin Fitzgerald seconded, all voted aye.

CALL THE MEETING TO ORDER:

Chairman Richard Frasier called the meeting to order at 7:03pm.

INTRODUCTION OF BOARD MEMBERS:

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

APPROVAL OF MINUTES: of December 3, 2015 Martin Fitzgerald made, and Dan Belden seconded, a motion to accept the minutes of December 3, 2015. All voted aye.

SUBDIVISIONS:

1. SCHROON LAKE MARINA (25.4-1-37) Decker Hill Rd. (SCUZ/OCI) SUB 03-15

The owners would like to subdivide an 18.50 acre lot into three lots. Lot 1, 9.07 acre, will remain in the current owners name and will be used commercially (PB app. 3-5-15) as a boat storage facility. If approved lots 2 & 3 will be put up for sale.

Subdivision issue: 150-6 Minor subdivision.

No issues were found at the Planning Board Site Visit.

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

SCHROON LAKE MARINA continues:

Ayes: Martin Fitzgerald, Dan Belden, Dick Frasier, Bob Whitaker, Pam Peterson, and Judy Gourley. Nays: None.
Motion passed by a 6-0 vote.

2. Bob Whitaker made and Dan Belden seconded a motion to deem the Application Complete.
Ayes: Martin Fitzgerald, Dan Belden, Dick Frasier, Bob Whitaker, Pam Peterson, and Judy Gourley. 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 application SUB 03-15 based on the following and in accordance with Sections 150-6 and 24 Minor subdivision of the Codes of the Town of Hague:
A. A public hearing was held by the Planning Board and closed on January 7, 2016.
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.)

No conditions of approval were made.

Dan Belden seconded the motion.
Roll Call vote: Ayes: Martin Fitzgerald, Dan Belden, Dick Frasier, Bob Whitaker, Pam Peterson, and Judy Gourley. Nays: None.
Motion passed by a 6-0 vote.

REFERRAL TO THE ZONING BOARD OF APPEALS:

1. JOHNSON (RICHARDS) (12.18-1-16) Lakeshore Drive (TR-1) Var 09-15

The prospective owners are proposing to replace the current waterfront building with a new structure. The new structure is proposed to be 11’9” from the MHW of the lake. The current structure sits at the MHW mark. Although he knows he could replace the structure “in kind” they feel their proposal will be more environmentally friendly and the size would allow room for the storage of their dock panels in the winter.

Zoning issues: 160-50 Shoreline setback

The proposed structure is smaller than original, farther from the lake, and the big tree is saved.

Dan Belden made a positive recommendation to the Zoning Board of Appeals. Martin Fitzgerald seconded. All voted aye.

NEW BUSINESS:

1. DOUGHERTY (43.13-1-36) 4 Cranberry Ln. (TRI) SP 15-15

The owners would like to demolish the existing 679 sq. ft. house and build a new 1807 sq. ft. house. All setbacks for the proposed new house will be improved, but still nonconforming.

Zoning issue: 160-62 total replacement of a nonconforming structure.

The variance was approved at the last ZBA meeting.

Dan Belden made a motion to deem this application complete, Pam Peterson seconded. All voted aye.

A motion to approve this application was made by Bob Whitaker, seconded by Dan Belden.

Roll Call vote: Ayes: Martin Fitzgerald, Dan Belden, Dick Frasier, Bob Whitaker, Pam Peterson, and Judy Gourley. Nays: None.

Motion passed by a 6-0 vote.

2. CRANDELL (26.14-1-15) 35 Waltonian Rd (TRIR) SP 14-15

The owners would like to demolish the existing house and construct a new 4 bedroom house.

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

ZEO Clark stated that this property is in a sewer district and a storm water permit has been sent to LGPC.

A motion to deem the application complete was made by Bob Whitaker, seconded by Judy Gourley. All voted aye. Motion passed by a 6-0 vote.

A site visit was set for January 12, 2016 at 3:00pm.

3. MC PARTLIN (60.5-1-2) 24 Sentinel Pines Rd (TRI) SP 13-15

The owners of the property would like to construct a new 4 bedroom house. Although the property has a connected boathouse with a residence above the survey shows that it is totally located outside of the Mean High Water mark. The property is located within the sewer district.

Zoning issues: 160-23 C (1) (g) new construction within 100' of the lake

ZEO Clark noted that a new grinder pump must be purchased and installed, by the property owner, when connecting to the sewer system.

Tracy Clothier (representing the McPartlin Family) stated that they would like to take water from the lake.

ZEO Clark informed her that new construction is no longer allowed to take water from the lake per the DOH.

Kurt Divess, architect will have the property staked by the site visit.

A motion to deem the application complete was made by Pam Peterson, seconded by Bob Whitaker. All voted aye. Motion passed by a 6-0 vote.

A site visit was set for January 12, 2016 at 3:30pm.

OLD BUSINESS:

1. JOHNSON (RICHARDS) (12.18-1-16) Lakeshore Drive (TR-1) SP 12-15

The prospective owner, Chris Richards, is applying for preapproval to construct a 3 bedroom house on a vacant lot. The prospective owners are proposing to replace the current waterfront building with a new structure. The current structure does have a toilet and sink in it. They are asking for the same in the proposed new structure.

Zoning issues: 160-23 C (1) (g) new construction within 100' of the lake & the total replacement of nonconforming assessor structure with a toilet and a sink in it.

One application with two requests, construction of a house and replacement of waterfront building, with a toilet and sink.

A motion to deem the application complete was made by Judy Gourley, seconded by Dan Belden.

Roll Call vote: Ayes: Martin Fitzgerald, Dan Belden, Dick Frasier, Bob Whitaker, Pam Peterson, and Judy Gourley. Nays: None. Motion passed by a 6-0 vote.

Pam Peterson questioned the DOT runoff situation. The DOT informed that even if they could fix it they don't have the money. Mr. Richards stated that he met with the LG water keeper, Chris Navitsky. It can't be fixed but it can be improved with a basin.

A motion to approve this application was made by Dan Belden, seconded by Martin Fitzgerald.

Roll Call vote: Ayes: Martin Fitzgerald, Dan Belden, Dick Frasier, Bob Whitaker, Pam Peterson, and Judy Gourley. Nays: None. Motion passed by a 6-0 vote.

Pam Peterson made a motion to rescind the previous motion, seconded by Martin Fitzgerald.

A motion to approve this application subject to the condition that the waterfront building is for recreation only, not living, was made by, Bob Whitaker seconded by Martin Fitzgerald.

Roll Call vote: Ayes: Martin Fitzgerald, Dan Belden, Dick Frasier, Bob Whitaker, Pam Peterson, and Judy Gourley. Nays: None. Motion passed by a 6-0 vote.

OTHER BUSINESS: None

ADJOURNMENT:

A motion to adjourn was made at 7:45 pm by Martin Fitzgerald seconded by Judy Gourley. All voted aye.

Respectfully submitted,

Janet Hanna
Secretary