

**TOWN OF HAGUE
ZONING BOARD OF APPEALS
TOWN HALL
HAGUE, NEW YORK 12836
Telephone 518/543-6161**

**Minutes of:
June 25, 2015
TIME: 7:00 PM**

PUBLIC HEARINGS: Opened at 7:00 pm

1. BASSO (42.12-1-21.2) 6 Lake Forest Lane (TR1) VAR 02-15

Eric Isachsen of Eric & Eric spoke for the project. ZEO Clark read a letter from Warren County which stated that there is "No county impact."

At 7:03 pm Jon Hanna made a motion to close the public hearing, Chris Navitsky seconded. All voted aye.

CALL MEETING TO ORDER:

Chairman Goetsch called the meeting to order at 7:03 pm

INTRODUCTION OF BOARD MEMBERS:

Chairman Robert Goetsch and Board members: Jon Hanna, Linda Mury, Ray Snyder, Chris Navitsky, and Maureen Cherubini. Lindsay Mydlarz was absent.

APPROVAL OF MINUTES OF: May 28, 2015

Chris Navitsky moved and Jon Hanna seconded a motion to approve the minutes of May 28, 2015. All voted aye.

OLD BUSINESS:

1. BASSO (42.12-1-21.2) 6 Lake Forest Lane (TR1) VAR 02-15

The applicant would like to add a two-step surround to an existing deck.

Zoning issue: 160-50 B

Chris Navitsky questioned why additional steps were being added. Eric Isachsen of Eric & Eric stated that it was for safety since there is no railing and one is not required. Chris also asked about replacing vegetation, since there are Asian clams in the area and vegetation would help with runoff into the lake. Eric Isachsen stated that plans call for replacing the vegetation.

Chris Navitsky moved to approve this application:

- a. Will an undesirable change be produced in the character of the neighborhood or to the detriment of nearby properties?
No, there will be no undesirable change.
- b. Can the benefit sought by the applicant be achieved by some method feasible to the applicant other than an area variance?
Yes, a railing could be placed but it is not required.
- c. Is the requested variance substantial?
No, it is minimal, only two steps.
- d. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
It is minimal, with the replanting of the plants that have been removed.
- e. Is the alleged difficulty self created?
- f. Yes, but it is not extensive.

Chris added the condition that a planting plan be submitted and approved by ZEO Clark and that plan is implemented. Jon Hanna seconded the motion.

Roll Call Vote: ayes Robert Goetsch, Chris Navitsky, Jon Hanna, Linda Mury, Ray Snyder, and Maureen Cherubini. Nays none. Vote 6-0.

NEW BUSINESS:

1. 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 the building is now conforming, but the only way to meet today’s standard is to build to the side. The proposed building will be a 280’sq. ft. increase to the footprint of the existing building.

Jon Hanna asked about the ramp, is it on the south side? Scott Patchett stated that it is, parking is on the north and west sides so it will not restrict parking.

Chris Navitsky asked Scott to sketch ramp in on the drawing as it is not shown presently.

Jon Hanna deemed this application complete, Maureen Cherubini seconded. All voted aye.

Public Hearing will be July 23, 2015 at 7pm.

Site visit will be Jun 29, 2015 at 4pm

2. 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. They have an application in front of the Planning Board for a total replacement of the existing house.

Zoning issue: ZBA 160-50 B Shoreline setback.

PB 160-23 B (g) new construction within 100' of the Lake.

ZEO Clark stated that a LGPC storm water permit would be required.

Chris Navitsky stated that there are already two decks and that adding another seems excessive. Tony DeFranco of DeFranco Landscaping stated that the plans were sent to LGPC for their approval.

Jon Hanna deemed this application complete, Chris Navitsky seconded. All voted aye.

Public Hearing will be July 23, 2015 at 7pm.

Site visit will be Jun 29, 2015 at 4pm

3. 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.

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

ZEO Clark reminded the board that the Planning Board will most likely make their decision on 7-9-15 for their part of this application. The Town Board will most likely make their decision on 7-14-15 for their part.

Matt Fuller of Meyer & Fuller stated that the existing house is 1400 sq. Ft. and new house will be 2700 sq.ft. The board asked Tony DeFranco to stake the septic and the corners of the new garage before the site visit.

Chris Navitsky asked about trees being removed. Tony stated that the plans were to remove eight trees between existing house and the garage.

Jon Hanna deemed this application complete, Maureen Cherubini seconded. All voted aye.

Public Hearing will be July 23, 2015 at 7pm.

Site visit will be Jun 29, 2015 at 4pm

OTHER BUSINESS: None

ADJOURNMENT:

A motion was made by Jon Hanna, Maureen Cherubini seconded to adjourn the meeting 8:15pm. All voted aye.

Respectfully submitted,

Janet Hanna
Recording Secretary