

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

**Minutes of:
September 28, 2017
TIME: 7:00 PM**

PUBLIC HEARINGS:

Chairman Goetsch opened the hearing at 7:00 pm. There were no speakers for or against this application. Warren County stated “No County impact.” The Planning Board did not have a quorum to make a referral on this project, but did discuss the need for storm water.

1. NLGYC (26.14-1-3) 40 Friends Point Rd. (TRIR) VAR 09-17

Jon Hanna made a motion to close the public hearing at 7:02pm, Maureen Cherubini seconded. All voted aye. Motion carried.

CALL MEETING TO ORDER:

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

INTRODUCTION OF BOARD MEMBERS:

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

APPROVAL OF MINUTES: August 24, 2017

Jon Hanna moved and Ray Snyder seconded a motion to approve the minutes of August 24, 2017 with corrections. All voted aye. Motion carried.

OLD BUSINESS:

1. NLGYC (26.14-1-3) 40 Friends Point Rd. (TRIR) VAR 09-17

The applicants would like to expand a deck on the north side of the building known as the Captain Quarter. They are also requesting to replace in-kind the elevated deck and railing in the front of the building. Exterior replacement stairs and railing are also proposed to the side of the building.

Zoning issue: 160-50 Shoreline

Chris Navitsky asked why the expansion of the deck is requested. ZEO Clark stated that equipment and people exit there need a safe place to stage items and so neither roll down the hill.

Jon Hanna made a motion to grant the application, Ray Snyder seconded.

ZBA minutes of:
9-28-17

NLGYC continues:

- a. Will an undesirable change be produced in the character of the neighborhood or to the detriment of nearby properties?
No, this will be an improvement to existing buildings.
- b. Can the benefit sought by the applicant be achieved by some method feasible to the applicant other than an area variance?
No, this appears to be the only way to go.
- c. Is the requested variance substantial?
No, this is an improvement to existing structures.
- d. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
No, but storm water should be contained, there is crushed rock under the stairs now and more are planned to be placed under the new deck and stairs.
- e. Is the alleged difficulty self created?
Yes.

Roll Call Vote:

Ayes: Jon Hanna, Ray Snyder, Chris Navitsky, Maureen Cherubini, Linda Mury, Lindsay Mydlarz, and Robert Goetsch

Nays: None

Motion carried.

NEW BUSINESS:

1. STRONG (93.19-1-11) 7768 Lakeshore Drive (RC) VAR 10-17

The applicant would like to erect a 5' high residential fence within 20 feet of a NYSDOT right away and a railing within the right away.

Zoning issues:

160-52 A.

Zoning issues: 160-52 (A) & B

Chris Navitsky stated that he was a neighbor and a friend, but did not feel it will impact his decision.

Linda Mury stated that she was also a friend but did not feel it will impact her decision.

Jon Hanna deemed the application complete, Lindsay Mydlarz seconded. All voted aye. Motion carried.

Site visit set for October 3, 2017 at 3:00pm.

OTHER BUSINESS:

1. KOSSBIEL (12.14-1-21) 9651 Lakeshore Drive (OCI) VAR 08-17

The applicants has cut the requested 7' fence down to 48" to stay one violation on his property. He has also remove the flag stone patio off the leach field and the outdoor shower/structure.

ZBA minutes of:

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Kossbiel continues:

He would like to address the Board to discuss possible solution for other violations. The replacement of a roadside fence being built taller (1'6") than original and stair and railing over the property line.

Zoning issues: 160-52 B Fences

Robert Goetsch stated that he requested a survey as it is hard to tell where the property lines are and a percentage of coverage needs to be re-determined. It looks like the railing is over the property line. Chris Navitsky and Jon Hanna said they supported the request for a survey.

The tent that he placed on the neighbor's property is now on Mr. Kossbiel's property.

Mr. Kossbiel asked to speak. He showed drawing of the railing and a string running from the property line stake. When asked how far the railing was from the string, Mr. Kossbiel stated 12". Robert Goetsch responded therefore a variance was needed for the railing.

Mr. Kossbiel became very angry and said he would like the name of the town attorney and he would see the board in court.

ADJOURNMENT:

A motion was made by Jon Hanna, seconded by Lindsay Mydlarz to adjourn the meeting at 7:30pm. All voted aye. Motion carried.

Respectfully submitted,

Janet Hanna
Recording Secretary