

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

**AGENDA
MEETING OF: January 7, 2021
TIME: 7:00 PM**

PUBLIC HEARINGS: None

CALL MEETING TO ORDER:

INTRODUCTION OF BOARD MEMBERS:

APPROVAL OF MINUTES: MEETING OF: December 3, 2020

SUBDIVISIONS: None

REFERRAL TO THE ZONING BOARD OF APPEALS:

1. RYPKEMA (43.5-2-14) 9848 Graphite Mountain Rd. (HAM) VAR 15-20, SP 08-20

The applicant is proposing the conversion of an existing commercial space (for hire) into two (2) additional apartments within their multiple-family dwelling. This proposal would bring the total number of units to seven - located on a parcel of 0.38 acres (16,553 sq. ft.).

PB ISSUES: 160-20 C 1 (d) TYPE I SITE PLAN REVIEW multiple-family dwellings

ZBA ISSUES: 160-56 A MULTIPLE-FAMILY DWELLINGS The minimum land area necessary per each individual dwelling unit shall be the minimum lot area required for the zoning district in which the multiple-family dwelling is to be

located. Minimum lot area shall be 10,000 square feet per dwelling unit in Primary and Secondary Hamlets.

OLD BUSINESS:

1. LAZARUS (93.19-1-16) 7740 Lake Shore Drive (RC) VAR 14-20, SP 06-20

The applicant is proposing the installation of a hill-side trolley to provide handicap-accessible access to their lakefront property. The trolley is to run alongside an existing nearby staircase. This proposal constitutes Site Plan review for development within 100' of the MHW.

PB ISSUES:160-31 C 1 (c) TYPE I SITE PLAN REVIEW Any development within 100 feet of any lake, stream, river, pond, swamp or wetland.

ZBA ISSUES: 160-50 B 1 (b)

Shoreline setbacks. The minimum setback of all structures in excess of 100 square feet, other than docks and boathouses, from the mean high water mark shall be 50 feet in the hamlet areas and Town residential area, 75 feet in open countryside area and *100 feet in resource conservation areas*.

2. AIKEN (60.5-1-11) TR-1 19 Pine Cove Road (TR-1) SP 07-20

The applicant is seeking approval to raze and replace an existing principal building (with a non-conforming use due to lot size) on their lakefront parcel.

PB ISSUES: 160-31 C 1 (c) TYPE I SITE PLAN REVIEW Any development within 100 feet of any lake, stream, river, pond, swamp or wetland.

160-65 CONTINUATION OF NON-CONFORMING USES OR STRUCTURES A structure which is conforming but which contains a lawful nonconforming use...may be replaced only after approval by the Planning Board following site plan review

OTHER BUSINESS: None

ADJOURNMENT: