

# TOWN OF HAGUE

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

## AGENDA

MEETING OF: September 10, 2020  
TIME: 7:00 PM

**PUBLIC HEARINGS:**

**CALL MEETING TO ORDER:**

**INTRODUCTION OF BOARD MEMBERS:**

**APPROVAL OF MINUTES: MEETING OF: August 6, 2020**

**SUBDIVISIONS:**

**1. JACKSON (43.5-2-21) 24 Holman Hill Rd. (Hamlet) SUB 02-19**

The applicants are proposing a two lot subdivision of a 1.29 ac parcel. If approved Lot 1 will consist of 27,007 sq. ft. and Lot 2 will consist of 24,829 sq. ft. (with off-site sewers the required land area is 10, 000 sq. ft. per principle dwelling in the Hamlet.)

On August 1, 2019 the PB approved the subdivision with the condition that Lot 2 would be entered from NYS RT 9N instead of through Lot 1, and, prior to subsequent driveway construction, would require storm water approval. On Sept. 5, 2019 the approval was overturned due to the legality of the use of the easement listed on the survey, as per the Attorney for the Town, John Silvestri. The applicant's attorney, Jonathan Lapper, Esq. has provided a written agreement dated Sept. 1889 stating what is believed to give a right a way to the Jacksons. The applicants are asking that the Board rescind its resolution to deny the Subdivision application. The PB has asked for an abstract of title to clarify easements, covenants, and restrictions.

Subdivision issue: 150-6 Minor Subdivision

**REFERRAL TO THE ZONING BOARD OF APPEALS:**

**1. 1. MILLER (26.14-1-8) 11 Birch Point Ln (TRIR) VAR 09-20**

The applicants are requesting a variance to construct a retaining wall, patio and a 4' walkway along their lake front. A site visit was conducted by the ZBA on 8/31/20.

Zoning issue: 160-50 B.

**2. BOSI (93.12-1-4) 7955 Lakeshore Dr. (TR 1) VAR 10-20**

The applicants are requesting a variance to construct a retaining wall ten (10) feet back from the MHW. A site visit was conducted by the ZBA on 8/31/20.

**Zoning issue: 160-50 B.**

**3. KENT (93.12-1-5) 7945 Lakeshore Drive (TR1) VAR12-20**

The applicants are requesting a variance to construct a retaining wall ten (10) feet back from the MHW. The project will be a continuation of the neighboring BOSI proposal.

An informal site visit was conducted in concurrence with the BOSI visit on 8/31/20, by the ZBA.

**OLD BUSINESS:**

**1. DORN (12.18-1-3) 9610 Lakeshore Drive (TR1) VAR05-20, SP02-20**

The Town has received a “Notice of No Jurisdiction” from the Lake George Park Commission concerning the Stormwater Management Plan requirements for this project. The applicant is required to submit a Stormwater Management Plan to the Town, per the conditions of approval.

**2. GRECO (26.17-2-7) 6 Lakeview Rd. (TR1) SP03-20**

The applicant has withdrawn his application for a Class A Marina permit. May resubmit at a later date.

**NEW BUSINESS:**

**1. MANSOUR (93.16-1-37) 44 Sabbath Day Point Rd. (TR1R) VAR11-20, SP04-20**

The applicant is proposing an addition to a legal non-conforming principal structure. The proposal includes a second-story addition of 550 sq.ft. to an existing single-story home. This application is preceded by a pending Wastewater Treatment Plan Variance, submitted to the Local Board of Health.

**Zoning issues:**

**ZBA 160-62 A Continuation of non-conforming uses or structures**

**PB 160-24 C (1)(a) Type I – Land use or development within 100 feet of any body of water**

**OTHER BUSINESS:**

**ADJOURNMENT:**