

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

**Continuation of the November 1, 2018 Meeting.
November 19, 2018**

CALL MEETING TO ORDER:

Chairman Richard Frasier opened the meeting at 2:15 pm

INTRODUCTION OF BOARD MEMBERS:

Chairman Dick Frasier and Board members: Martin Fitzgerald, Judy Gourley, and Pam Peterson were all present. Dan Belden & Meg Haskell were absent.

**1. BULLOCK (60.5-1-3) Chipwick Ln. (TRI)
Referral to the Adirondack Park Agency for a Class A subdivision.**

Subdivision Review

Town of Hague Planning Boards Recommendation to the APA.

Date of Site Visit: Oct. 17, 2018 & November 19, 2018

Remarks:

1. That the proposed access trail is in a impractical location due to the sever slope of the land. In many points of the trail the slope is greater than 30%. For this reason it is proposed that an easement over the established driveway would be a better alternative.

2. The proposed subdivision is located with Town Residential I zoned area. The required shoreline is 100' in this zoned area. The Planning Board feels that for the proposed subdivision should require Lot #1 to retain 100' of shoreline.

3. According to our Town's assessor; since the current owners proposed to retain the exclusive use of the existing boathouse, pump house, walkway and its surrounding lakefront on Lot #1 there would be minimal tax savings of the above mention easement verses the ownership of 100' of shore-frontage.

4. It is the opinion of the Board that this configuration of the proposed two lot subdivision is not in harmony or consistent with the develop patterns of Hague or its surrounding properties. If lot #1 were to keep 100' shoreline the lots would be more consistent to the neighboring properties.

From the Codes of the Town of Hague

150 Subdivision of Lands

Section 150-1 Authority; Purpose and objection

It is further declared to be the policy of these regulations to consider land subdivision plats as part of a plan for the orderly, efficient and economical development of the town. This means, among other things, that land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace; that proper provision shall be made for drainage, water supply, sewage and other needed improvements; that all proposed lots shall be laid out and of such size as to be in harmony with the development pattern of the neighboring properties;

5. On the APA application the owner states that the proposed house would be connected to Town Sewer, but that the current two houses, that are rented, are currently under an order to connect to the Town's Sewer District #2. Environmentally, it would be less of an impact on the lake if these dwellings were connected immediately.

6. The survey states that there will be buildings beyond Chipwich Lane, but does not limit tree cutting or clearing beyond the lane. The Board recommends a notation on the survey of no disturbance of vegetation or trees in the wetlands and the brook corridor.

Dick Frasier made the statement/motion: In conclusion if the final application does not include modification to address the above concerns and if the Town of Hague Planning Board had the approval authority the Board would deny the application as submitted due to the fact that it is less than desirable for the Town and the neighboring properties.

Judy Gorley 2nd the motion.

All member present voted Ayes.

At 3:00 pm Martin Fitzgerald Sr. made the motion to close the meeting. Pam Paterson 2nd the motion

All member present voted ayes.

The following email was received by the ZEO from the applicant on November 21, 2018 Sent November 16, 2018.

Thank you for your email.

Since the November Planning Board meeting, I have had an opportunity to talk with my family regarding a revised plan for our property that addresses the Planning Board's comments and concerns while also achieving my family's conservation goals.

Shaine is headed out of town for the Thanksgiving holiday, however, he told me today on the phone that he can complete a revised survey upon his return.

This revised plan will address the Planning Boards concerns in the following ways:

- allow (shared) access for Proposed lot #2 through the existing driveway
(this eliminates concern over topography/pathway/waterfront access: no need for 3rd site visit and in the snow!)
- revised map will indicate more specifically no cutting of trees in the woods or clearing along the stream bank
- existing houses retain waterfront \geq 200'
- the existing garage area at the top of the driveway will be the proposed building site
- proposed lot line will be in keeping with the shape of the neighbors'

Planning Board Minutes of

11-19-18

Have a nice Thanksgiving, and we will be back in touch after Shaine returns from his trip. I will wait and submit the updated application for Minor Subdivision to the APA, in its entirety, after I receive the Town's signed Local Government Notice Form.

Regards,
Kate

The Planning Board will review their comments on this application at their Dec. 1, 2018 meeting.