

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

Minutes of:
February 1, 2018

PUBLIC HEARINGS: None

CALL MEETING TO ORDER:

INTRODUCTION OF BOARD MEMBERS:

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

APPROVAL OF MINUTES: Minutes of: December 7, 2017

Dan Belden moved and Meg Haskell seconded a motion to accept the minutes of December 7, 2017 all voted aye.

1. JENKS (43.17-1-14 & 15) 36 Jenkin Point Dr. (TRI) SUB 01-18

The applicant is applying for a Lot Line Change of .12 of an acre on both lots.

Zoning issue: 150-28 A.

Bob Whitaker stated that he did not think a site visit or a public hearing were needed, the others agreed.

Bob Whitaker read the findings of fact for the Environmental Impact Assessment (SEQRA) and declared a Negative Declaration. The details of the findings are attached.

Bob Whitaker made and Dan Belden seconded a motion to accept a Negative Declaration for the Environmental Impact (SEQRA.)

Roll Call Vote:

Ayes: Bob Whitaker, Dan Belden, Pam Peterson, Meg Haskell, Judy Gourley

Nays: None

Motion passed 5-0

Judy Gourley made and Pam Peterson seconded a motion to deem the Application Complete.

Roll Call Vote:

Ayes: Bob Whitaker, Dan Belden, Pam Peterson, Meg Haskell, Judy Gourley

Nays: None

Motion passed 5-0

Bob Whitaker made the following resolution:

Be it resolved by the Planning Board of the Town of Hague, I hereby make the motion to approve the Subdivision 01-18 based on the following and in accordance with Section 150-28 A. & B. of the Codes of the Town of Hague:

- A. A public hearing was waived by the Board on Feb. 1, 2018
- B. The application has been deemed complete.
- C. The application is consistent with development allowed by the Land Use (Comprehensive Plan) of the Town of Hague.
- D. Research and review has deemed that it does not have a significant environmental impact.
(See Negative Declaration SEQRA prepared and approved by the Town of Hague Planning Board.)

Dan Belden seconded the motion.

Roll Call Vote:

Ayes: Bob Whitaker, Dan Belden, Pam Peterson, Meg Haskell, Judy Gourley

Nays: None

Motion passed 5-0

2. JACKSON (43.5-2-21) 24 Holman Hill Rd. (Hamlet) SUB 02-18

The applicants are applying for Sketch Plan Review of a two lot Subdivision. The Lake front is proposed to be merged with Lot 2.

Zoning issues: 150-6 Minor Subdivision

Pam Peterson asked about access to the other property. Members suggested a survey was needed with clear title for easements. A survey with land contours shown would be helpful as well as proposed placement of a home and the driveway.

REFERRAL TO THE ZONING BOARD OF APPEALS:

1. MURY (25.4-1-31) 11 Sunset Hill Rd (OCI) VAR 01-18

The applicant is requesting a variance for a Lot Line Change due to the area of (Lot 1) will be less than the 2.9 acres required by code.

Zoning issue: 160-27 A. Area & 150-28

Bob Whitaker made and Dan Belden seconded a motion to make a positive recommendation to the Zoning Board of Appeals.

Roll Call Vote:

Ayes: Bob Whitaker, Dan Belden, Pam Peterson, Meg Haskell, Judy Gourley

Nays: None

Motion passed 5-0

OLD BUSINESS:

1. DARRIN (43.13-1-7.1) 23-29 Abenakis Dr. (TRI) SP 09-17

The applicant is applying for the total replacement of a nonconforming structure. The proposed structure will maintain all current nonconforming setback.

Zoning issue: 160-62

The ZBA approved the variance with the installation of a rain garden, as recommended at the site visit. Mike Phinney of Phinney Design Group explained the project with changes made. When asked about the multiple wires on the property he explained that they needed a pole from the road towards the buildings bring electric down to these buildings and the neighbors. He was looking into going underground from there or possibly asking the neighbor to go underground also.

Dan Belden made and Bob Whitaker seconded a motion to approve this application.

Roll Call Vote:

Ayes: Bob Whitaker, Dan Belden, Pam Peterson, Meg Haskell, Judy Gourley

Nays: None

Motion passed 5-0

2. WINTERGREEN LAKE, INC (25-1-3) 213 Summit Dr. (OCI & OCII) SP 07-17

The applicants are applying for the Commercial Use of their property. The proposed use would include weddings, special events, retreats and celebrations. They have one glamping tent that is rented as an Air B&B.

Zoning issue: 160-27 C (2) (e) Commercial Use

There is still no access to the property due to the snow. It was decided to table this until next meeting.

NEW BUSINESS: None

OTHER BUSINESS:

1. MOUNTAIN MOTOR RESORATION (25.4-1-15.2) 9663 Graphite Mountain Rd. (OCI) SP 02-17

The owners of this property are requesting a modification of their April 13, 2017 Planning Board approval of Commercial Use: boat storage and repairs and automobile restoration and repairs. They have been approved to store 90 boats on this site and now would like to add another 50 boats; totaling 140 boats.

LGPC wants something in writing about the additional 50 boats. This was tabled for one month to make sure the neighboring property owners are informed.

ADJOURNMENT:

A motion to adjourn was made at 7:50 pm by Bob Whitaker seconded by Meg Haskell. All voted aye.

Respectfully submitted,

Janet Hanna
Secretary