

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

**Draft - Minutes**  
**May 3, 2018**

**PUBLIC HEARINGS:**

Deputy Chair Pam Peterson opened the public hearing at 7pm.

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

Karen and Tim Costello spoke for this application.

**2. LEVENSTIEN (43.5-2-12.2) 9840 Graphite Mountain Rd (Hamlet) SP 02-18**

Karen and Tim Costello spoke for this application.

Deputy Chair Pam Peterson closed the public hearing at 7:03pm.

**CALL MEETING TO ORDER:**

Deputy Chair Pam Peterson opened the meeting at 7:04pm.

**INTRODUCTION OF BOARD MEMBERS:**

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

**APPROVAL OF MINUTES: Minutes of: April 5, 2018**

Dan Belden moved and Martin Fitzgerald seconded a motion to accept the minutes of April 5, 2018. All voted aye.

**REFERRAL TO THE ZONING BOARD OF APPEALS: None**

**OLD BUSINESS:**

**1. 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**

No issues were found at the Planning Board site visit on April 6, 2018.

Meg Haskell read the findings of fact for the Environmental Impact Assessment (SEQRA) and concluded that the proposed action would not have a significant environmental impact, recognizing that the owners will need to comply with NYSDOH Standards and all food and water served at special event venues will be provided by a NYSDOT approved vendor/caterer. I recommend that the Board approve a Negative Declaration. The details of the findings are attached.

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

Roll Call vote: Ayes: Meg Haskell, Dan Belden, Martin Fitzgerald, Judy Gourley & Pam Peterson.

Nays: none

Motion passed by a 5-0 vote.

Meg Haskell made and Dan Belden seconded a motion to deem the Application Complete.

Roll Call vote: Ayes: Meg Haskell, Dan Belden, Martin Fitzgerald, Judy Gourley & Pam Peterson.

Nays: none

Motion passed by a 5-0 vote.

Meg Haskell made the following resolution:

Be it resolved by the Planning Board of the Town of Hague, I hereby make the motion to approve the application SP 07-17 based on the following and in accordance with section 160-27 C (2) (e) Commercial Use of the Zoning Codes of the Town of Hague:

A public hearing was held by the Planning Board and closed on May 3, 2018.

The application has been deemed complete.

The application is consistent with development allowed by the Land Use (Comprehensive Plan of the Town of Hague).

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.)

Approval is with the following conditions: The owners of the property will provide bottled water for the campers and will also have a first aid kit and fire extinguishers on site.

Dan Belden seconded the motion.

Roll Call vote: Ayes: Meg Haskell, Dan Belden, Martin Fitzgerald, Judy Gourley & Pam Peterson.

Nays: none

Motion passed by a 5-0 vote.

**2. LEVENSTIEN (43.5-2-12.2) 9840 Graphite Mountain Rd (Hamlet) SP 02-18**

**The owners are requesting a Change of Use of the rear section of their building.**

**Currently the front section of the building is occupied by the US Post Office. The rear section of the building has been used as an art gallery, yoga studio and a gift shop. The assessor has the building listed as a 2 story office/ apartment building.**

**The owners propose to open a reality office/art gallery on the first floor and an apartment, with a privacy entrance, on the second floor.**

**Zoning issue: 160-20 C. (1) (a) Change of use**

No issues were found at the Planning Board site visit on April 25, 2018.

Meg Haskell read the findings of fact for the Environmental Impact Assessment (SEQRA) and concluded that the proposed action would not have a significant environmental impact. I recommend that the Board approve a Negative Declaration. The details of the findings are attached.

Meg Haskell made and Martin Fitzgerald seconded a motion to accept a Negative Declaration for the Environmental Impact (SEQRA.)

Roll Call vote: Ayes: Meg Haskell, Dan Belden, Martin Fitzgerald, Judy Gourley & Pam Peterson.

Nays: none

Motion passed by a 5-0 vote.

Meg Haskell made and Dan Belden seconded a motion to deem the Application Complete.

Roll Call vote: Ayes: Meg Haskell, Dan Belden, Martin Fitzgerald, Judy Gourley & Pam Peterson.

Nays: none

Motion passed by a 5-0 vote.

Meg Haskell made the following resolution:

Be it resolved by the Planning Board of the Town of Hague, I hereby make the motion to approve the application SP 02-18 based on the following and in accordance with section 160-20 C. (1) (a) Change of use of the Zoning Codes of the Town of Hague:

A public hearing was held by the Planning Board and closed on May 3, 2018.

The application has been deemed complete.

The application is consistent with development allowed by the Land Use & the Comprehensive Plan of the Town of Hague.

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.)

Approval is without any conditions.

Dan Belden seconded the motion.

Roll Call vote: Ayes: Meg Haskell, Dan Belden, Martin Fitzgerald, Judy Gourley & Pam Peterson.

Nays: none

Motion passed by a 5-0 vote.

## **2. MILLER (26.14-1-8) 11 Birch point Rd (TRIR) SP 01-18**

**The owners would like to construct an 87 sq. ft. addition of an open deck to an existing nonconforming house.**

**Zoning issue: 160-24 C. (1) (a) New construction within 100' of the lake.**

Martin Fitzgerald made a motion to deem the application complete Dan Belden seconded the motion.

Roll Call vote: Ayes: Meg Haskell, Dan Belden, Martin Fitzgerald, Judy Gourley & Pam Peterson.

Nays: none

Motion passed by a 5-0 vote.

Any Conditions: None

Judy Gourley made a motion to approve the application, as submitted, Dan seconded the motion.

Roll Call vote: Ayes: Meg Haskell, Dan Belden, Martin Fitzgerald, Judy Gourley & Pam Peterson.

Nays: none

Motion passed by a 5-0 vote.

**NEW BUSINESS: None**

**OTHER BUSINESS:**

**1. SILVER BAY ASSN. (76.12-1-19) 87 Silver Bay Rd. (Hamlet Sec.) VAR 01, 02, 03-17**

**The applicants are requesting a *Conditional Certificate of Completion* from the Town for their new Dining Hall. They are requesting the same from Warren County Fire & Prevention who will make sure they meet all NYS Life Safety Standards before any part of the building is occupied.**

**At this time they would like to put in use only the first floor (Dining Hall) with the completion of the second story later this summer.**

**The applicant are requesting *temporary* relief from some of the conditions the PB placed upon their approval, dated 6-1-17.**

Jace Brown, Phinney Design told the Board that the road will be paved by June and until then the dirt around the building will be tamped down so all trucks can drive in the back and the side of the building. NYSDOT permits are submitted for the reconstruction of the Rt. 9N and maintenance road and the work will be done as soon as they get the DOT approval. Dry hydrants are in place, only one needs to be worked on to meet the satisfaction of the Fire Chief.

Pam Peterson states that she saw no reason why the Board could not approve Phinney/ Silver Bay Assn. request, Meg Haskell seconded.

Roll Call vote: Ayes: Meg Haskell, Dan Belden, Martin Fitzgerald, Judy Gourley & Pam Peterson.

Nays: none

Motion passed by a 5-0 vote.

**ADJOURNMENT:**

At 7:55 pm Dan Belden made a motion to adjourn with Martin Fitzgerald seconded the motion vote aye. Motion carried.

Respectfully submitted,

Janet Hanna  
Secretary