

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

Draft - Minutes
June 7, 2018

PUBLIC HEARINGS:

CALL MEETING TO ORDER:

Chairman Richard Frasier opened the public hearing at 7pm.

INTRODUCTION OF BOARD MEMBERS:

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

APPROVAL OF MINUTES: Minutes of: May 3, 2018

Dan Belden moved and Pam Peterson seconded a motion to accept the minutes of May 3, 2018. All voted aye.

SUBDIVISION: None

REFERRAL TO THE ZONING BOARD OF APPEALS:

1. MCCARVILLE (26.10-1-3) 43 Forest Bay Rd (TRIR) VAR 03-18

On Nov. 29, 2017 I issued a Land Use Compliance Certificate to Eric & Eric, Inc. for the construction of a 24' x 26' garage, for the McCarville's, which was to be built 56.6' from the frontline setback. In April of this year I found that the garage was constructed within the frontline setback. A Survey and Variance application were requested to stay this violation.

The applicants are now requesting a Variance for a garage built 2.9' from the frontline of this property.

Zoning issue: 160-24 A. frontline setback

Dick Frasier stated that a site visit was made. The garage is located more than 50 feet from where the approved application placed it. The Warren County person inspecting the foundation evidently didn't notice this change. The owners didn't notice this change? We have been plagued with after the fact variances. Judy Gourley made a motion to make a recommendation to the Zoning Board of Appeals to deny this application, Pam Peterson seconded. All voted aye.

2. REGIMBALD (25.2-1-17) 9565 Graphite Mtn. Rd (OCI) VAR 04-18

The owner is requesting a variance for a two lot subdivision.

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Zoning issue 160-27 A.

This lot was two lots prior to 2001. It is in keeping with the neighborhood to have these lot sizes. Dan Belden made a motion to make a positive recommendation to the Zoning Board of Appeals, Meg Haskell seconded. All voted aye.

OLD BUSINESS: None

NEW BUSINESS:

1. DILL (60.13-1-13) 67 Red Fox Lane (TR1) SP 03-18

The applicants would like to replace an existing house with a newly constructed house. The proposed footprint of the new house will be 677 sq. ft. less than the existing and will maintain all of the current conforming setbacks.

Zoning issue: 160-23 C (1) (g) new construction within 100' of the lake.

Stephen Jung- architect for this project explained that during an inspection of the foundation it was realized that it was not viable in part because of the wetlands nearby. Therefore they wish to relocate farther from the wetlands. They are having the land surveyed and the wetlands identified. There will be a condition on storm water and an upgrade in the septic system due to the increase in bedrooms. Plans were rapidly drawn to get this process started because construction was to have started when this issue was detected.

Dick Frasier stated that they could not deem the application complete until the board has a complete set of plans. Mr. Jung will have the plans ready before the site visit scheduled for 7-11-2018 at 3:00pm and the area will be staked out for the new construction. The next board meeting is 7-12-2018 at 7:00pm

OTHER BUSINESS: None

ADJOURNMENT:

A motion to adjourn was made at 7:35 pm by Dan Belden seconded by Martin Fitzgerald. All voted aye.

Respectfully submitted,

Janet Hanna
Secretary