

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

**Minutes of:**  
**August 1, 2019**

**PUBLIC HEARINGS:**

**Hearing continues from the July 11, 2019 Planning Board meeting.**

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

Mrs. Jackson provided the deeded right of way paperwork. She stated she owns all six parcels.

Pam Peterson made a motion, seconded by Meg Haskell to close the Public hearing at 7:07pm.

**CALL MEETING TO ORDER:** Chairman Frasier called the meeting to order at 7:08pm.

**INTRODUCTION OF BOARD MEMBERS:** Chairman Dick Frasier and Board members: Martin Fitzgerald, Meg Haskell, Judy Gourley, Pam Peterson were all present. Dan Belden was absent.

**APPROVAL OF MINUTES: MEETING OF: July 11, 2019**

Pam Peterson moved and Meg Haskell seconded a motion to accept the minutes of July, 11, 2019. All voted aye.

**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.)**

**Subdivision issue: 150-6 Minor Subdivision**

Discussion: As long as the lot is not land locked; a driveway is installed from 9N, and the runoff has a large non-disturbance area to Route 9N the board is prepared to approve.

Meg Haskell read the findings of fact for the Environmental Impact Assessment (SEQRA) A declared a Negative Declaration. The details of the findings are attached.

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

Roll Call vote:

Ayes: Martin Fitzgerald, Meg Haskell, Judy Gourley, Pam Peterson, Dick Frasier

Nays: None

Motion passed by a 5-0

Meg Haskell made and Pam Peterson seconded a motion to deem the Application Complete.

Roll Call vote:

Ayes: Martin Fitzgerald, Meg Haskell, Judy Gourley, Pam Peterson, Dick Frasier

Nays: None

Motion passed by 5-0

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 Subdivision 02-19 based on the following and in accordance with Section 150-6 of the Codes of the Town of Hague:

- A. A public hearing was held by the Board on July 11 & August 1, 2019.
- 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.)

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Approval is with the following conditions: A LGPC permit is required for the driveway installation. If by chance a LGPC Stormwater permit is not require the applicant must submit and receive approval from the Town, ZEO, for the driveway plan and storm water designs prior to its installation. A copy of all conditions of approval will be provided to the applicants and must be adhered to in perpetuity.

Pam Peterson seconded the motion.

Roll Call vote:

Ayes: Martin Fitzgerald, Meg Haskell, Judy Gourley, Pam Peterson, Dick Frasier

Nays: None

Motion passed by a 5-0 vote.

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

### **1. CUOMO (43.17-1-10) 32 Springdale Manor (TRI) VAR 03-19**

**The owners would like to replace a non-conforming one story house with a new two story house. If approved the structure will not be more non-conforming than the original house.**

**Zoning issues: 160-62 A. more than a 25% increase of sq. ft. to a nonconforming structure.**

The site visit was conducted on 7-30-2019.

A Motion to recommend approval of this application was made by Pam Peterson with the condition that storm water devices are installed to the extent that it is practical. Meg Haskell seconded the motion.

Roll Call vote:

Ayes: Martin Fitzgerald, Meg Haskell, Judy Gourley, Pam Peterson, Dick Frasier

Nays: None

Motion passed by a 5-0 vote.

**OLD BUSINESS:**

**1. MCCARVILLE (26.10-1-3) 43 Forest Bay Rd. TRIR SP 08-18**

The owners are requesting a modification to their 11-1-18 Site Plan Approval. A 2' high retaining wall, 50' from the MHW of the lake is required/requested so they may install retention devices for the new house. A 2' increase to the height to the approved structure is also being requested. The approved height was 33'; with a 2' increase it would bring the height of the house to 35' high.

Rick White was the representative for the family.

A Motion to approve the modification was made by Meg Haskell with the condition that storm water devices are installed for the house and garage. Pam Peterson seconded the motion.

Roll Call vote:

Ayes: Martin Fitzgerald, Meg Haskell, Judy Gourley, Pam Peterson, Dick Frasier

Nays: None

Motion passed by a 5-0 vote.

**NEW BUSINESS: None**

**OTHER BUSINESS: None**

**ADJOURNMENT:**

A motion to adjourn was made at 7:30 pm by Martin Fitzgerald seconded by Meg Haskell. All voted aye.

Respectfully submitted,

Janet Hanna  
Secretary