

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

**Minutes of:**  
**August 2, 2018**

**PUBLIC HEARINGS:** None

**CALL MEETING TO ORDER:**

Chairman Richard Frasier opened the meeting 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: July 12, 2018**

Dan Belden moved and Pam Peterson seconded a motion to accept the minutes of July 12, 2018. All voted aye.

**SUBDIVISIONS:**

**1. MURY (25.4-1-31) 11 Sunset Hill Rd (OCI) SUB 07-18**

**The applicant is requesting a Lot Line Change of .512 of an acre of two parcels.**

*“Variance for zoning issue: 160-27 A. Area was granted on Feb. 22, 2018 with the condition that a new survey is provided as part of the Subdivision application.”*

**Subdivision issue: Lot Line change 150- 27- 30**

The survey located the Jordan well, the line was moved so the well will be on the Jordan lot.

The applicant is requesting a Lot Line Change of .512 of an acre of two parcels.

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

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

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

Nays: None

Motion passed by a 6-0 vote.

Mury continues:

Martin Fitzgerald made and Dan Belden seconded a motion to deem the Application Complete.

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

Nays: None

Motion passed by a 6-0 vote.

Pam Peterson 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 Subdivision Plan SUB 07-18 based on the following and in accordance with Section 150- 27- 30 of the Codes of the Town of Hague:

- A. A public hearing was waived by the Board on July 12, 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.)

4. Approval is with the following conditions: the .512 ac taken from the Mury lot, tax map #25.4-1-31, must be merged with the Jordan lot, tax map #25.4-1-33.

A copy of all conditions of approval will be provided to the applicants and must be adhered to in perpetuity.  
Meg Haskell seconded the motion.

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

Nays: None

Motion passed by a 6-0 vote.

## **2. BULLOCK (60.5-1-3) Chipwich Ln (TR1) SUB 08-18**

**The applicants are requesting a sketch Plan review of a two lot subdivision.**

### **Subdivision issue: 150-4**

Per Cathy Clark the APA will be out on Monday Aug.6, 2018 to assess the wetlands. Per ZEO Clark this may be a Class A subdivision if the proposed parcel lines are within 200' of a wetland and will be transferred to the APA. Dick Frasier stated that the subdivision was a very strange configuration. He asked if there was a buyer for the new lot. Ms. Bullock said no, she just wants to protect the land.

Dick Frasier suggested that this be tabled until we get wetland information from the APA.

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

**1.SMAYDA (60.9-1-31) 44 Bobkat Ln. (TRI) VAR 06-18**

**The owners are applying for a Variance so they may replace an existing patio, retaining wall and steps.**

**Zoning issue 160-50**

Tony DeFranco stated that the existing patio, wall, and steps are deteriorating and need to be replaced. The board set a site visit for 8/16/18 at 2:00pm

**OLD BUSINESS: None**

**NEW BUSINESS:**

**1. LEVINE (43.17-1-13) Lakeshore Dr. (TRI) SP 04-18**

**The owners are applying for Type 1 Site Plan Review to construct a new dwelling within 100' of the lake.**

**Zoning issue: 160-23 C. (1) (g)**

Per Tony DeFranco, Mark Rooks with the APA has suggested that a culvert pipe be placed under the filled driveway between the two wetlands, so the wetlands can return to being one again. Permits will be required for this action. After the culvert pipe is installed the made ditch can be filled in allowing for more room for development. The trees will be staying at the lakefront. A site visit was set up for 8/16/18 at 2:30pm.

**2. CASHMAN (43.17-1-1) 8810 Lakeshore Dr. (TRI) SP 05-18**

**The owners would like to relocate an existing 2 bedroom cottage, which is located on a on a 5.28 acre parcel, and are applying for a Type 1 Site Plan Review to construct a new dwelling within 100' of the lake**

**Zoning issue: 160-23 C. (1) (g)**

Mike Phinney of Phinney Design Group explained the existing house will be located near the existing garage. A new two story 5 bedroom house, garage and patio/retaining wall will be build 59' from the lake. They will tie both houses into the sewer system. The house placements leave the appropriate acreage and setback for any future subdivision of lands. The water table is very high so there will be a crawl space or a slab, but no basement. Because of the work being done and the length of the driveways this will require a major storm water permit. A plan has already been submitted to the LGPC.

A site visit was scheduled for 8/16/128 at 3:00pm.

**ADJOURNMENT:**

A motion to adjourn was made at 8:10 pm by Martin Fitzgerald seconded by Dan Belden. All voted aye.

Respectfully submitted,

Janet Hanna  
Secretary