

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

**Draft - Minutes**  
**September 5, 2019**

**PUBLIC HEARINGS:** None

**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. Town Attorney John Silvestri was also present.

**APPROVAL OF MINUTES: Minutes of:** August 1, 2019

Dan Belden moved and Pam Peterson seconded a motion to accept the minutes of August 1, 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**

Subdivision was approved at the August Planning Board meeting; there were questions about the driveway easement. Discussion on the easement for driveway used by Jacksons continued. Mr. Silvesteri stated that the area marked "easement" on the Jacksons survey should not have been marked easement and that the land of the driveway the Jackson are using belongs to Coombs. The Young deed has no bearing.

Approval for the subdivision was based on incorrect information.

1. The subdivision map with an easement east of property is not owned by the Jackson and they do not have the legal right to use it.
2. The conditions for the use of a driveway from 9N have not been met.

A motion was made to rescind the approval of the subdivision form August 1, 2019 made by Judy Gourley, seconded by Pam Peterson.

Roll Call vote:

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

Nays: None

Motion passed by 6-0

This has been without prejudice and the Jacksons have a right to resubmit a new application.

**2. RADKE (59-1-6) 8713 Lake Shore Dr. (TRI) SUB 03-19**

**Sketch plan review requested.**

**The owner would like to subdivide her 4.7 acre parcel into two lots. If approved Lot 1 would consist of 3.57 ac. and lot 2 would consist of 1.13 ac.**

**Subdivision issue: 150-4 sketch plan review**

Lois Radke went to Warren County. There was a discrepancy in acreage. Part of her property is across 9N by Pine Cove Rd. Therefore, there is a total of 6.5 acres. The final survey will include the changes. The access to the new lot will be the shared driveway. There is existing sewer. Site visit was waived.

Martin Fitzgerald made and Dan Belden seconded a motion to approve this Sketch Plan without conditions.

Roll Call vote:

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

Nays: None

Motion passed by 6-0

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

**1. STRAUBEL (23.10-1-20) 34 Spring Ln. (TRIR) VAR 04-19**

**The owners would like to replace a deteriorating retaining wall with a new lower wall and install a new retaining wall within 50' of the MHW of the lake.**

**Zoning issue 160-50 B.**

The new wall will be less intrusive and completed in river rock. The additional wall behind it also be river rock and both walls will include drainage systems.

Judy Gourley made and Pam Peterson seconded a motion to make a positive recommendation to the Zoning Board of Appeals.

Roll Call vote:

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

Nays: None

Motion passed by 6-0

**OLD BUSINESS: None**

**NEW BUSINESS:**

**1. JORDAN (25.4-1-33) 26 Sunset Hill Rd. (OC1) SP 04-19**

**The applicant is requesting a modification to an existing Site Plan approval (10-6-16) to store an addition 25 boats on his property.**

**Condition of approval:**

**“To assure that no additional sprawl onto the abutting neighbor’s property a condition of approval is to have the applicant install a 4’ high fencing along the perimeter of his property prior to placing boats and/or boat trailers on parcel # 25.4-1-33.”**

**Zoning issue: 160-27 C (2) (e)**

The lot line change has been filed with the County, deeds have been filed and a fence has been installed.

Pam Peterson made and Meg Haskell seconded a motion to deem the application complete.

Roll Call vote:

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

Nays: None

Motion passed by 6-0

Site visit was set for 9-25-19 at 3:00pm and the public hearing will be 10-3-19 at 7:00pm.

**ADJOURNMENT:**

A motion to adjourn was made at 7:50 pm by Martin Fitzgerald seconded by Dan Belden. All voted aye.

Respectfully submitted,

Janet Hanna  
Secretary