

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

**Minutes of:**  
**September 6, 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, Judy Gourley, and Pam Peterson were all present. Meg Haskell was absent and there is one vacancy.

**APPROVAL OF MINUTES: Minutes of: August 2, 2018**

Dan Belden moved and Martin Fitzgerald seconded a motion to accept the minutes of August 2, 2018. All voted aye.

**SUBDIVISIONS:**

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

The wetland determination by Mary Odell, APA biologist, has determined this application would be classified as a Class A project and would require an APA permit due to the proximity of the proposed boulder line to the wetland.

**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 said he shifted the patio back from the lake so it is in the same location as the existing, per the board's request.

Dan Belden moved and Pam Peterson seconded a motion for a positive recommendation to the Zoning Board of Appeals.

Roll Call Vote:

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

Nays: None

Motion passed by a 5-0 vote.

## **2. LANGFORD (76.20-1-12) 8116 Lakeshore Dr. (TRI) VAR 07-18**

**The applicants are requesting three variances for a 6' high step-down fence along their southern property line which will end at 4' 6" from the MHW of the lake and a 4' high fence along the northern property line which will begin 12' from the MHW of the lake to contain their 95 lb. dog.**

**Zoning issues: 160-52 Fences A (1) & B.**

**All of these are after the fact.** All board members have a letter from the homeowner.

**Variance 1** Southside of property 6' fence 4'6" from MHW to 50' from lake'

Pam Peterson moved and Martin Fitzgerald seconded a motion for a negative recommendation to the Zoning Board of Appeals. It does not meet the standards for the town being so close to the lake.

Roll Call Vote:

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

Nays: None

Motion passed by a 5-0 vote.

**Variance 2** Southside of property 6' fence 50' to 159' from lake

Pam Peterson moved and Judy Gourley seconded a motion for a negative recommendation to the Zoning Board of Appeals. It should be 4' as we request from other homeowners.

Roll Call Vote:

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

Nays: None

Motion passed by a 5-0 vote.

**Variance 3** Northside of property 4' picket fence 12' from MHW to 50' from lake. The fence that is from 50' to 106' which is 4' the ZEO can provide a permit. It does not meet the standards for the town being so close to the lake.

Pam Peterson moved and Judy Gourley seconded a motion for a negative recommendation to the Zoning Board of Appeals.

Roll Call Vote:

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

Nays: None

Motion passed by a 5-0 vote.

## **3. LAKESIDE REGINAL CHURCH (26.17-1-17) Hamlet VAR 08-18**

**The Church would like to place a 12' x 12' shed 5' from the rear (brook) property line. It will be anchored to a concrete pad to meet Floodplain standards.**

**Zoning issue: 160-20 A.**

The shed is back close to the brook. It will be anchored to a cement pad. This is a hardship because there is no other place on the property for the shed.

Dan Belden moved and Pam Peterson seconded a motion for a positive recommendation to the Zoning Board of Appeals.

Roll Call Vote:

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

Nays: None

Motion passed by a 5-0 vote.

## **OLD BUSINESS:**

### **1. CASHMAN (43.17-1-1) 8810 Lakeshore Dr. (TRI) SP**

**The owners would like to relocate an existing 2 bedroom cottage, which is located 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)**

Jace Brown of Phinney Design showed plans for this application.

Dan Belden made and Pam Peterson seconded a motion to deem the application complete.

Roll Call Vote:

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

Nays: None

Motion passed by a 5-0 vote.

Judy Gourley made and Dan Belden seconded a motion to approve the application.

Roll Call Vote:

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

Nays: None

Motion passed by a 5-0 vote.

### **2. 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)**

Tony DeFranco and Rick Santamaria showed plans for this application.

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

Roll Call Vote:

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

Nays: None

Motion passed by a 5-0 vote.

Dan Belden made and Judy Gourley seconded a motion to approve the application.

Roll Call Vote:

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

Nays: None

Motion passed by a 5-0 vote.

## **NEW BUSINESS:**

### **1. TONER (26.6-1-17) 4 Forest Bay Rd. N (TRI) SP 07-18**

**The owners would like to install a ½ bath in a newly constructed Accessory Structure/ office. The property is located within the Town's Sewer District.**

**Zoning issue: 160-10 A. Accessory Use**

Robert Goetsch showed plans for this application.

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

Roll Call Vote:

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

Nays: None

Motion passed by a 5-0 vote.

Dan Belden made and Martin Fitzgerald seconded a motion to approve the application.

Roll Call Vote:

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

Nays: None

Motion passed by a 5-0 vote.

### **2. KIREKER (93.16-1-31) 54 Sabbath Day Pt. Rd. (TRIR) SP 06-18**

**The owners would like to replace an existing house with a new 5 bedroom house.**

**Zoning issue: 160-24 C. (1) (a)**

Jace Brown of Phinney Design showed plans for this application. A surveyor will site in for each floor, and the LGPC will be involved in the storm water management. The wastewater system will be new. Dick Frasier asked about the size of the tank. It will be 1500 gallons. They plan to start construction in October. A site visit is scheduled for 9-26-2018.

Demolition has started on this site without a permit. A Stop Work Order will be issued tomorrow.

## **OTHER BUSINESS:**

### **2. LOON LAKE MARINA (25.4-1-37) Decker Hill Rd (SCUZ) SP 01-15**

**On March 5, 2015 the PB approved the Use of this property for a Dry Dock Marina and for the storage of 70 boats, a boat washing station and a shed. Then on October 6, 2018 the Board approved the storage of an additional 74 boats and a 48' x 100' boat storage building to be constructed.**

**The owner is now requesting to increase their total storage capacity 176 boats; with 20 boats to be stored inside the building and 156 outside.**

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

The ownership of this property has now been merge with CSM Hague, LLC also known as Dockside Landing Marina so from this point on all permits will go under Dockside Landing Marina. The approved storage building will be built next spring. Judy Gourley asked about the hours of operation. Scott responded 8am to 6 pm.

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

Roll Call Vote:

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

Nays: None

Motion passed by a 5-0 vote.

Dan Belden made and Judy Gourley seconded a motion to approve the application.

Roll Call Vote:

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

Nays: None

Motion passed by a 5-0 vote.

### **ADJOURNMENT:**

A motion to adjourn was made at 8: 00pm by Martin Fitzgerald seconded by Dan Belden. All voted aye.

Respectfully submitted,

Janet Hanna  
Secretary