

**TOWN OF HAGUE
ZONING BOARD OF APPEALS
TOWN HALL
HAGUE, NEW YORK 12836
Telephone 518/543-6161**

**Minutes of: November 16, 2017
TIME: 7:00 PM**

PUBLIC HEARINGS:

Deputy Chairman Hanna called the hearing to order at 7:00 pm.

1. KARP (60.5-1-17) 43 Pine Cove Rd (TRI) VAR 11-17

No one spoke for or against this application. Per ZEO Clark Warren County letter to approve and the Planning Board recommendation to approve this application.

Ray Snyder made a motion to close the public hearing at 7:02pm, Lindsay Mydlarz seconded. All voted aye.

CALL MEETING TO ORDER:

Deputy Chairman Hanna called the meeting to order at 7:03 pm

INTRODUCTION OF BOARD MEMBERS:

Board members: Jon Hanna, Ray Snyder, Chris Navitsky, Maureen Cherubini, Linda Mury, and Lindsay Mydlarz. Robert Goetsch was absent.

APPROVAL OF MINUTES: October 26, 2017

Maureen Cherubini moved and Lindsay Mydlarz seconded a motion to approve the minutes October 26, 2017 as corrected. All voted aye.

OLD BUSINESS:

1. KARP (60.5-1-17) 43 Pine Cove Rd (TRI) VAR 11-17 SP 08-17

The applicants would like to construct a 112 sq. ft. bedroom addition over an existing deck. They are also applying for a Variance for a 120 sq. ft. deck addition. Zoning issue: 160-50 B. (b) [1]

Chris Navitsky asked about the shoreline setback. ZEO Clark stated that the plans have been revised and this application will not make a non-conforming property more non-conforming.

Chris Navitsky made a motion to approve with a condition of adding storm water management, possibly to the east side of the property, Maureen Cherubini seconded.

- a. Will an undesirable change be produced in the character of the neighborhood or to the detriment of nearby properties?

- No, this is a minor expansion that already has a structure.
- b. Can the benefit sought by the applicant be achieved by some method feasible to the applicant other than an area variance?
No, it is necessary with the bedroom expansion.
- c. Is the requested variance substantial?
No, it is minimal.
- d. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
No, with the condition of storm water it will be a benefit.
- e. Is the alleged difficulty self-created?
Yes, by the proposal to expand.

Roll Call Vote:

Ayes – Ray Snyder, Chris Navitsky, Linda Mury, Lindsay Mylardz, Jon Hanna and Maureen Cherubini

Nays – none

Motion Passed 6-0

NEW BUSINESS:

1. DARRIN (43.13-1-7.1) 23-29 Abenakis Dr. (TRI) VAR 12-17 SP 09-17

The applicant is applying for a variance for the total replacement of a nonconforming structure. The proposed structure will maintain all current nonconforming setback.

Zoning issue: 160-62

Chris Navitsky stated that the applicant is on the board of trustees for his organization but he does not feel that it will affect his decisions in this case. Linda

Mike Phinney of Phinney Designs stated that the applicant plans to renovate the beach cottage first so he can move into the cottage while the main house is being renovated. He plans to ultimately use the main house as his retirement home with a cottage for guests.

Plans are to reconstruct the beach House in the same footprint. It will change from a 3 bedroom to a 2 bedroom. It will be on a slab that is raised about 6' and storm water management will be added.

Chris Navitsky noted that per the plans the shoreline setback is being reduced due to the overhang of the roof. Mike Phinney will revise the plans to keep it the same. While Chris would like the property to be more compliant and move the cottage away from the lake Mike explained why that it would not be possible.

Chris Navitsky deemed the application complete with the condition that the revised plans be to ZEO Clark by the next meeting, keeping the shoreline setback the same, Ray Snyder seconded. All voted aye.

Public Hearing will be 12-21-2017 at 7:00pm
Site visit will be Wednesday 11-29-2017 at 3:00pm

OTHER BUSINESS:

1. Due to the Christmas holiday the Dec. ZBA meeting will be held on Dec 21, 2017

ADJOURNMENT:

A motion was made by Lindsay Mydlarz , Maureen Cherubini seconded to adjourn the meeting at 6:55pm. All voted aye.

Respectfully submitted,

Janet Hanna
Recording Secretary