

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

**Minutes of: December 21, 2017
TIME: 7:00 PM**

PUBLIC HEARINGS:

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

Chairman Goetsch opened at 7:00pm

Mike Phinney from Phinney Design Group stated that the building was changed to be farther away from the lake and the neighbor and additional storm water management was added. ZEO Clark stated that she had a letter from a neighbor, Dan Reingold in support of the project. Warren County said there was 'no county impact.' The Planning Board made a recommendation for approval.

Jon Hanna made a motion, Maureen Cherubini seconded, to close the public hearing at 7:02pm.

CALL MEETING TO ORDER:

Chairman Goetsch opened at 7:03pm

INTRODUCTION OF BOARD MEMBERS:

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

APPROVAL OF MINUTES: November 16, 2017

Jon Hanna moved and Ray Snyder seconded a motion to approve the minutes of November 16, 2017 with corrections. All voted aye. Motion carried.

OLD 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 or improve all current nonconforming setback.

Zoning issue: 160-62

Chris Navitsky recused himself, Mr. Darrin is on the Board of Directors for his employer.

Discussion: the site visit was reviewed.

Jon Hanna made a motion to approve this application:

- a. Will an undesirable change be produced in the character of the neighborhood or to the detriment of nearby properties?
No, the impact is minimal.
- b. Can the benefit sought by the applicant be achieved by some method feasible to the applicant other than an area variance?
No, due to the surrounding buildings.
- c. Is the requested variance substantial?
No it is like for like.
- d. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
No, the impact is positive, as there will be a new building and improved storm water.
- e. Is the alleged difficulty self-created?
Yes.
Linda Mury seconded. All voted aye. Motion carried.

NEW BUSINESS:

1. HASKELL-LAUNDREE-WELLS (26.17-2-42.13) 9110 Lakeshore Dr. (Hamlet) VAR 13-17

The applicants wish to subdivide 15,421 sq. ft. lot into two parcels if approved Lot 1, which is improved by a single family dwelling and garage, will consist of 10,088 sq. ft. and Lot 2 will remain vacant land, with an assessor structure on it and will consist of 5,333 sq. ft. of land.

Zoning issue: 160-20 A

ZEO Clark stated that a condition can be placed on the smaller lot that it remains unbuildable. A shed is on the smaller lot. A sink and toilet can be added. Each has a dock presently. Access to parking on the larger lot with the house will be from 9N. The garage across the street goes with the house lot.

Jon Hanna deemed the application complete, Lindsay Mydlarz seconded. All voted aye. Motion carried.

Public Hearing will be January 25, 2017 at 7:00PM. Board members will do site visits on their own.

2. SANTANIELLO (59.20-1-25 & 26) 8417 Lakeshore Dr. (OCIR) VAR 14-17 **The applicants are applying for a Lot Line Change for two abutting parcels in their ownership. The need for the Variance is because when a retaining wall was reconstructed the thickness of the new wall extended into their adjoining lot (store lot) which is a nonconforming lot. They would like the wall to be contained on their House lot.**

Zoning issue: 160-28 A

ZEO Clark stated that this has been sent to the APA.

Jon Hanna deemed the application complete, Linda Mury seconded. All voted aye.

Motion carried.

Public Hearing will be January 25, 2017 at 7:00PM. Board members will do site visits on their own.

ADJOURNMENT:

A motion was made by Ray Snyder, Maureen Cherubini seconded to adjourn the meeting at 7:15PM pm. All voted aye.

Respectfully submitted,

Janet Hanna
Recording Secretary