

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

**Minutes of:
February 22, 2018
TIME: 7:00 PM**

PUBLIC HEARINGS:

1. MURY (25.4-1-31) 11 Sunset Hill Rd (OCI) VAR 01-18

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

No one spoke for or against this application. Warren County's letter stated 'No county impact.' The Planning Board gave a positive recommendation with the condition that a new survey be provided.

Maureen Cherubini made a motion to close the public hearing at 7:02pm, Lindsay Mydlarz seconded. All vote aye. Motion carried.

CALL MEETING TO ORDER:

Deputy Chair 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: January 25, 2018

Chris Navitsky moved and Ray Snyder seconded a motion to approve the minutes January 25, 2018. All voted aye.

OLD BUSINESS:

Linda Mury recused herself.

1. MURY (25.4-1-31) 11 Sunset Hill Rd (OCI) VAR 01-18

The applicant is requesting a variance for a Lot Line Change due to the area of (Lot 1) will be less than the 2.9 acres required by code.

Zoning issue: 160-27 A. Area

Chris Navitsky moved to approve this application with the condition that a new survey is provided at the time of the Planning Board meeting, Maureen Cherubini seconded.
Mury Continues:

- a. Will an undesirable change be produced in the character of the neighborhood or to the detriment of nearby properties?
No, it will square off and even the lots.
- b. Can the benefit sought by the applicant be achieved by some method feasible to the applicant other than an area variance?
No.
- 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, just a lot line change, no construction.
- e. Is the alleged difficulty self-created?
Yes.

Roll Call Vote:

Ayes – Ray Snyder, Chris Navitsky, Jon Hanna, Lindsay Mydlarz and Maureen Cherubini

Nays – None

Motion Passed 5-1-0

Linda Mury was reinstated.

NEW BUSINESS:

1. RYTHER (60.5-1-14) 31 Pine Cove Rd (TRI) VAR 02-18

The applicant is applying for an after-the-fact variance for a 92 sq. ft. staircase, with railing, which is attached to an existing dock (stairs and concrete pad, 32 sq. ft.)

Zoning issues: 160-50 B. Shoreline & 160-23 A. sideline

Perry Girard spoke for the Rythers. When the Rythers bought the property there was a 2 ½foot wall to the beach. Mr. & Mrs. Ryther cannot get to the beach without stairs. The slabs were placed as stairs, but a railing is also needed. Mr. Girard provided DEC paperwork with a permit number, but there is no scope of project. They will place rain gardens to protect the lake. There will be a 5’ section of stairs with a railing near the dock. Chris Navitsky noticed that the 2015 survey showed the 2, 2’ steps leading to the lake.

Chris Navitsky deemed the application complete, Lindsay Mydlarz seconded the motion.

Roll Call Vote:

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

Nays – None

Motion Passed 6-0

A site visit was set for 3-1-2018 at 3:00pm.

OTHER BUSINESS: None

ADJOURNMENT:

A motion was made by Ray Snyder, Linda Mury seconded to adjourn the meeting at 7:35pm. All voted aye.

Respectfully submitted,

Janet Hanna
Recording Secretary