

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

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

PUBLIC HEARINGS:

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

Deputy Chairman Hanna opened the hearing at 7:00 pm.

Speaking for the application:

Johnathan Brennan. He stated that they have permits from the DEC and the Army Corps of Engineers, who have stated that this is what they want to see. He also stated that the stones there now are the same ones from three years ago, just placed differently.

Speaking against the application:

Pam Peterson. Her mother has lived in Pine Cove her whole life, she is almost 100 years old. There has always been a sandy beach with no rocks or steps. She is opposed to an after the fact variance and the stone steps across the whole beach to the Pine Cove Beach Association property.

Barbara Rottier representing the Pine Cove Association said she noticed the steps last year but they were smaller. The Pine Cove Beach is all natural and has vegetation to protect the lake. She concurred about the beach erosion on the association bank due to the steps and the association would like it restored to stop the erosion. She also reiterated what is in the letter from the association.

ZEO Clark that she has a letter from the Pine Cove Beach Association requesting the board to deny both variances. Warren County stated 'No County impact.' ZEO Clark stated that members have copies of the DEC permit.

On a motion by Lindsay Mydlarz the public hearing was closed at 7:15pm, seconded by Chris Navitsky.

CALL MEETING TO ORDER:

Deputy Chairman Hanna called the meeting to order at 7:16 pm

INTRODUCTION OF BOARD MEMBERS:

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

APPROVAL OF MINUTES OF: February 22, 2018

Draft of ZBA Minutes of
March 22,2018

Chris Navitsky moved and Ray Snyder seconded a motion to approve the minutes of February 22, 2018. All voted aye.

OLD 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

Chris Navitsky questioned the statement made by Johnathan Brennan that the DEC and the Army Corps of Engineers said that “this was exactly what they wanted to see to protect the lake”. Chris believes that they would prefer vegetation along the shoreline. A list of plantings was included in the application.

Chris Navitsky stated that he understands that steps are needed to get to the beach, but the stone steps will increase erosion. What is needed is mature substantial vegetation to stabilize the area better but still give access to the beach.

Chris Navitsky made motion to deny the shoreline variance, Ray Snyder seconded.

- a. Will an undesirable change be produced in the character of the neighborhood or to the detriment of nearby properties?
Yes, he believe it will create a change in the neighborhood.
- b. Can the benefit sought by the applicant be achieved by some method feasible to the applicant other than an area variance?
Yes, access to the beach can be achieved without a structure over 100’ sq. ft.
- c. Is the requested variance substantial?
Yes.
- d. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
Yes, due to the extension close the adjoining property it has caused erosion concerns there.
- 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 5-0

Chris Navitsky made motion to deny the sideline variance, Ray Snyder seconded.

- a) Will an undesirable change be produced in the character of the neighborhood or to the detriment of nearby properties?
Yes, as the change is not necessary and it extends to the neighboring property line.
- b) Can the benefit sought by the applicant be achieved by some method feasible to the applicant other than an area variance?
Yes, provide access to the beach via the original location of the stairs and not extend them.
- c) Is the requested variance substantial?
Yes, the 10' sideline was changed to 0' which is substantial.
- d) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
Yes, it up to the neighboring property.
- e) Is the alleged difficulty self-created?
Yes.

Roll Call Vote:

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

Nays – None

Motion Passed 5-0

NEW BUSINESS: None

OTHER BUSINESS:

Silver Bay Association is requesting a temporary C.O. to get the cafeteria up and running. The contractor will put this request in writing and present to the Planning Board and Zoning Board next meetings.

Adirondack Local Government Day. Anyone interested let Cathy know by next Friday

ADJOURNMENT:

A motion was made by Chris Navitsky, Ray Snyder seconded to adjourn the meeting at 7:43pm. All voted aye.

Respectfully submitted,

Janet Hanna
Recording Secretary