

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

**Minutes of:
May 24, 2018
TIME: 7:00 PM**

PUBLIC HEARINGS:

CALL MEETING TO ORDER:

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

INTRODUCTION OF BOARD MEMBERS:

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

APPROVAL OF MINUTES OF: April 26, 2018

Maureen Cherubini moved and Ray Snyder seconded a motion to approve the minutes of April 26, 2018. All voted aye.

OLD BUSINESS:

1. SILVER BAY ASSN. (76.12-1-19) 87 Silver Bay Rd. (Hamlet Sec.) VAR 01, 02, 03-17

The applicants are requesting a *Conditional* Certificate of Completion from the Town for their new Dining Hall. Fire Chief Bill Gourley has been satisfied with the on-going communications from Silver Bay Assn. during the construction. The Maintenance road and delivery area behind the building will be assessable to fire trucks and delivery trucks in the week coming Although the comments of the PB and the ZBA on the design layout were taken into to consideration at the time of approval neither the ZBA, PB or the ZEO of the Town of Hague have any authority over how a building has been built. That is the authority of Warren County Code officer, their Fire inspector and the NYSDOH.

Jon and Cathy did a walk through today. There is a sub pavement in the back for egress for the emergency vehicles. They have met all of our requirements. Two new hydrants have been installed but they still need to be certified (should be by May 31st). Then the Fire Department can work with them. The doors are all accessible for gurneys to use. Warren County Code Office, Fire Inspector, and NYSDOT must approve the Certificate of Completion. The Planning Board had no issues.

Motion by Linda Mury to approve this application, seconded by Ray Snyder.

Roll Call Vote:

Ayes – Ray Snyder, Jon Hanna, Linda Mury, and Maureen Cherubini

Nays – None

Motion Passed 4-0

NEW BUSINESS:

1. MCCARVILLE (26.10-1-3) 43 Forest Bay Rd (TRIR) VAR 03-18

On Nov. 29, 2017 I issued a Land Use Compliance Certificate to Eric & Eric, Inc. for the construction of a 24' x 26' garage, for the McCarville's, which was to be built 56.6' from the frontline setback. In April of this year I found that the garage was constructed within the frontline setback. A Survey and Variance application were requested to stay this violation.

The applicants are now requesting a Variance for a garage built 2.9' from the frontline of this property.

Zoning issue: 160-24 A. frontline setback

Shane from Eric & Eric explained that the original location was on a bank with runoff so it was changed, but not with this office. The LGPC was given different plans two weeks later. This is an after the fact application.

Linda Mury made a motion to deem this application complete, seconded by Ray Snyder.

Roll Call Vote:

Ayes – Ray Snyder, Jon Hanna, Linda Mury, and Maureen Cherubini

Nays – None

Motion Passed 4-0

A site visit was set for Wed. June 6 at 3:00pm.

2. REGIMBALD (25.2-1-17) 9565 Graphite Mtn. Rd (OCI) VAR 04-18

The owner is requesting a variance for a two lot subdivision.

Zoning issue 160-27 A.

Cathy stated that in 2001 this was two lots. They were merged in 2002. Now they would like to subdivide into two lots again. Neither will be 2.9 acres. They will be 1.8 and 2.0. The vacant lot will require a LGPC storm water permit. If this were to be subdivided back to the original configuration the house lot would not have the driveway. The sizes of the lots are consistent with neighborhood.

Ray Snyder made a motion to deem this application complete, seconded by Maureen Cherubini.

Roll Call Vote:

Ayes – Ray Snyder, Jon Hanna, Linda Mury, and Maureen Cherubini

Nays – None

Motion Passed 4-0

A site visit was waived. The public hearing will be on June 28, 2018 at 7:00pm.

OTHER BUSINESS:

1. HMELOVSKY (43.13-1-13) 8 Anchor way (TRI) VAR 03-14

As part of the conditional approval from the ZBA (3-27-18) a plan for storm water must be submitted to the ZEO and approved devises must be installed once the project is completed. The applicants are now ready to install said devises, but one of them would require a low retaining wall which would hold a stone patio that would be located within the side yard setback. The Association has approved it. At this time I am requesting the ZBA's input.

Chris Navitsky has met with owners. He said he was agreed with the plan for a small patio of river stone. Cathy stated that the condition would be that it could not exceed two feet height. This is a condition for storm water management per the original application that was to be complete by May 1, 2015.

Jon Hanna made a motion, seconded by Linda Mury, that a tree must also be planted to replace the one removed and the patio it must be installed per this plan. The homeowners have 30 days to complete.

Roll Call Vote:

Ayes – Ray Snyder, Jon Hanna, Linda Mury, and Maureen Cherubini

Nays – None

Motion Passed 4-0

NEW BUSINESS:

OTHER BUSINESS: None

ADJOURNMENT:

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

Respectfully submitted,

Janet Hanna

Recording Secretary