

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

**Minutes of:
August 22, 2019
TIME: 7:00 PM**

PUBLIC HEARINGS:

1. CUOMO (43.17-1-10) 32 Springdale Manor (TRI) VAR 03-19

Chairman Robert Goetsch called the hearing to order at 7:00 pm.

Mr. Cuomo spoke for the application. He has spoken to most of his neighbors and has letters from several addition people he will forward to Cathy. Everyone is in favor of the project. Warren county's letter stated "no county impact."

The Planning Board recommended approval with storm water management to the extent practical.

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

CALL MEETING TO ORDER:

Chairman Robert Goetsch called the meeting to order at 7:03 pm.

INTRODUCTION OF BOARD MEMBERS:

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

APPROVAL OF MINUTES OF: July 25, 2019

Chris Navitsky moved and Ray Snyder seconded a motion to approve the minutes July 25, 2019. All voted aye.

OLD BUSINESS:

1. CUOMO (43.17-1-10) 32 Springdale Manor (TRI) VAR 03-19

The owners would like to replace a non-conforming one story house with a new two story house.

If approved the structure will not be more non-conforming than the original house.

Zoning issues: 160-62 A. more than a 25% increase of sq. ft. to a nonconforming structure.

Chris Navitsky asked if the structure could be moved farther from the wetlands. Mr. Cuomo stated that he was willing to do that, but ZEO Clark stated that it would make the application more non-conforming.

Chris Navitsky asked if the storm water requirements could be roof leaders into permeable pavers. Mr. Cuomo agreed.

Jon Hanna made a motion to approve application with the condition that the storm water goes into the pavers as is practical, and that storm water plans be submitted to the ZEO, seconded by Ray Snyder.

- a. Will an undesirable change be produced in the character of the neighborhood or to the detriment of nearby properties?
No, there is no negative effect.
- b. Can the benefit sought by the applicant be achieved by some method feasible to the applicant other than an area variance?
No, staying within the borders of the footprint is the best solution.
- c. Is the requested variance substantial?
Yes, but it is in line with the other houses in the association.
- d. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
No, there is no negative impact and storm water management is a positive.
- e. Is the alleged difficulty self created?
Yes, only because the house was built awhile back, but this should be an improvement.

Roll Call Vote:

Ayes: Jon Hanna, Ray Snyder, Chris Navitsky, Maureen Cherubini, Robert Goetsch, Linda Mury

Nays: None

Motion carried: 6-0

NEW BUSINESS:

1. STRAUBEL (23.10-1-20) 34 Spring Ln. (TRIR) VAR 04-19

The owners would like to replace a deteriorating retaining wall with a new lower wall and install a new retaining wall within 50' of the MHW of the lake.

Zoning issue 160-50 B.

Dorian Rockwell spoke for the applicant. The present wall will be reduced in size. A secondary wall will be placed behind the first. Chris Navitsky noted that the two walls will be 144 sq. ft. and will be more than the present wall. He would like it to be the same. When asked about water runoff behind the walls. Mr. Rockwell stated that there will be weep holes. Chris Navitsky stated that the water would run into the lake. He would like catch basins on the property.

The board would like the walls staked out before the site visit.
The site visit will be on Sept 4, 2019 at 4:00pm.

Jon Hanna deemed the application complete, Linda Mury seconded the motion.

Roll Call Vote:

Ayes: Jon Hanna, Ray Snyder, Chris Navitsky, Maureen Cherubini, Robert Goetsch,
Linda Mury

Nays: None

Motion carried: 6-0

OTHER BUSINESS: None

ADJOURNMENT:

A motion was made by Jon Hanna, Maureen Cherubini seconded to adjourn the meeting
at 7:25 pm. All voted aye.

Respectfully submitted,

Janet Hanna
Recording Secretary