

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

**Minutes of:  
September 26, 2019  
TIME: 7:00 PM**

**PUBLIC HEARINGS:**

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

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

Mrs. Straubel spoke for the application. No one spoke against it. Warren County stated "No county impact." The Planning Board made a positive recommendation.  
Chairman Robert Goetsch closed the hearing at 7:02 pm

**CALL MEETING TO ORDER:**

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

**INTRODUCTION OF BOARD MEMBERS:**

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

**APPROVAL OF MINUTES: August 22, 2019**

Chris Navitsky moved and Jon Hanna seconded a motion to approve the minutes of August 22, 2019. All voted aye.

**OLD 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.**

Chris Navitsky asked about the area of the walls. While the first wall is less, the addition of the seconded increases the overall area by 50%. He also questioned how the runoff was being handled so it will drain into the lake.

Mrs. Straubel stated that there will be stones behind the wall for drainage and it will be diverted to the side property. The walls will be river rock and be more aesthetically pleasing. Robert Goetsch felt this will be better than what is presently there.

Jon Hanna made a motion to approve with condition that appropriate drainage is included, Linda Mury seconded.

- a. Will an undesirable change be produced in the character of the neighborhood or to the detriment of nearby properties?  
No, this upgrade will be a benefit.
- b. Can the benefit sought by the applicant be achieved by some method feasible to the applicant other than an area variance?  
No, there is no other feasible way to inhibit the water from flowing down the slope into the lake.
- c. Is the requested variance substantial?  
No, it is not.
- d. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?  
No, proper drainage is a positive.
- e. Is the alleged difficulty self created?  
No, it is naturally created by water flow.

Roll Call Vote:

Ayes: Jon Hanna, Maureen Cherubini, Robert Goetsch, Linda Mury, Lindsay Mydlarz

Nays: Chris Navitsky

Motion carried: 5-1

## **NEW BUSINESS:**

### **1. POWELL (45.5-1-13) 28 Overbrook Rd. (Hamlet) VAR 06-19**

**The applicants would like to replace a hedge of invasive species with a 6' high solid fence. If approved the fence will sit 6" from their property line.**

**Zoning issue: 160-52 B.**

Bob and Sandy Powell stated that the fence will be tan plastic not wood.

Jon Hanna deemed the application complete, Lindsay Mydlarz seconded the motion.

Roll Call Vote:

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

Nays: None

Motion carried: 6-0

A site visit is scheduled for October 3, 2019 at 4:00pm.

The public hearing will be on October 24, 2019 at 7:00pm.

**OTHER BUSINESS: None**

**ADJOURNMENT:**

A motion was made by Jon Hanna, Maureen Cherubini seconded to adjourn the meeting at 7:20pm. All voted aye.

Respectfully submitted,

Janet Hanna  
Recording Secretary