

TOWN OF HAGUE
PLANNING BOARD
TOWN HALL
HAGUE, NEW YORK 12836
TELEPHONE 518 543-6161

Minutes of:
October 6, 2016

PUBLIC HEARINGS:

Chairman Richard Frasier opened the public hearing at 7pm.

1. JORDON MARINE (25.4-1-32 & 33) 25 Sunset Hill Rd (OCI) SP 04-14

There were no speakers for or against this application. ZEO Clark stated that a letter from neighbors, Linda and Ray Mury was attached to the documentation.

Martin Fitzgerald made a motion to close the public hearing at 7:02pm. Dan Belden seconded the motion. All voted aye.

Chairman Richard Frasier opened the public hearing at 7:02pm.

2. LOON LAKE MARINA (25.4-1-37.1 Decker Hill Rd. (OCI) SP 05-15

There were no speakers for or against this application.

Bob Whitaker made a motion to close the public hearing at 7:03pm. Dan Belden seconded the motion. All voted aye.

CALL MEETING TO ORDER:

Chairman Richard Frasier opened the meeting at 7:04pm.

INTRODUCTION OF BOARD MEMBERS:

Chairman Dick Frasier and Board members: Martin Fitzgerald, Dan Belden, Bob Whitaker, Judy Gourley, Pam Peterson, and Janet Hanna were all present.

APPROVAL OF MINUTES: Minutes of: September 8, 2016

Dan Belden moved and Martin Fitzgerald seconded a motion to accept the minutes of September 8, 2016. All voted aye.

SUBDIVISIONS: None

REFERRAL TO THE ZONING BOARD OF APPEALS

1. HALL (76.8-1-15) 231 Silver Bay Rd (Hamlet S R) VAR 02-16

The owner would like to construct a 22' x 25' garage above an existing foundation.

Zoning Issues: 160-22 A Front and Sideline setbacks

Dick Frasier made a motion for a positive recommendation to the Zoning Board of Appeals. Dan Belden seconded.

Roll Call vote: ayes – Dan Belden, Martin Fitzgerald, Dick Frasier, and Janet Hanna. Nays – Bob Whitaker, Pam Peterson, and Judy Gourley. Motion passed 4-3.

NEW BUSINESS: None

OLD BUSINESS: Modification to existing approval

1. JORDON MARINE (25.4-1-32 & 33) 25 Sunset Hill Rd (OCI) SP 04-14

The applicant received Site Plan approval for a dry dock marine for the storage and servicing of 25 boats and trailer on June 5, 2014. He is now asking for a modification to store 25 additional boats and trailers on his residential lot 25.4-1-33. All servicing of boats will be conducted on parcel # 25.4-1-32

Zoning issue: 160-27 C (2) (e)

Issues found at the Planning Board September 21, 2016 Site Visit were as follow: The applicant was found to have many personal items on the abutting neighbor’s property.

1. Bob Whitaker made a motion to up hold the June 5, 2014 findings of fact for the Environmental Impact Assessment (SEQRA) and Negative Declaration. Mr. Whitaker feels that no addition environmental impact for the expansion of his operation will add to additional environmental impact.

Martin Fitzgerald seconded a motion to uphold the Board June 5, 2014 findings for the Environmental Impact (SEQRA.)

Ayes: Pam Peterson, Martin Fitzgerald, Dan Belden, Bob Whitaker, Judy Gourley, Dick Frasier and Janet Hanna

Nays: 0.

Motion passed by a 7-0 vote

2. Bob Whitaker made and Judy Gourley seconded a motion to deem the Application Complete.

Ayes: Pam Peterson, Martin Fitzgerald, Dan Belden, Bob Whitaker, Judy Gourley, Dick Frasier and Janet Hanna

Nays: 0.

Motion passed by a 7-0 vote

3. Bob Whitaker made the following resolution:

Be it resolved by the Planning Board of the Town of Hague, I hereby make the motion to approve the application SP 04-14 based on the following and in accordance section 160-27 C (2) (e of the Codes of the Town of Hague:

- A. A public hearing was held by the Planning Board and closed on October 6, 2016.
- B. The application has been deemed complete.
- C. The application is consistent with development allowed by the Land Use (Comprehensive Plan of the Town of Hague).
- D. Research and review has deemed that it does not have a significant environmental impact. (See Negative Declaration SEQRA prepared and approved by the Town of Hague Planning Board.)

4. Approval is with the following conditions: To assure that no additional sprawl onto the abutting neighbor's property a condition of approval is to have the applicant install a 4' high fencing along the perimeter of his property prior to placing boats and/or boat trailers on parcel # 25.4-1-33.

Martin Fitzgerald seconded the motion.

Roll Call vote: Ayes: Pam Peterson, Martin Fitzgerald, Dan Belden, Bob Whitaker, Judy Gourley, Dick Frasier and Janet Hanna

Nays: 0.

Motion passed by a 7-0 vote

2. LOON LAKE MARINA (25.4-1-37.1 Decker Hill Rd. (OCI) SP 05-15

The applicant received Site Plan approval for a dry dock marine for the storage of 70 boats and trailer on March 5, 2015. He is now asking for a modification to store 74 additional boats and trailers and a 48' x 100' boat storage.

Zoning issue: 160-27 C (2) (e)

The applicant received Site Plan approval for a dry dock marine for the storage of 70 boats and trailers on March 5, 2015. He is now asking for a modification to store 74 additional boats and trailers and a 48' x 100' boat storage.

Zoning issue: 160-27 C (2) (e)

No issues were found at the Planning Board Site Visit.

1. Bob Whitaker Made a motion to up hold the March 5, 2015 findings of fact for the Environmental Impact Assessment (SEQRA) and Negative Declaration. The applicant has submitted a Major Storm water Plan to the LGPC and Mr. Whitaker feels that all addition environmental impact for the expansion of this operation has been address within the plan.

Dan Belden seconded a motion to uphold the Board March 5, 2015 findings for the Environmental Impact (SEQRA.)

Ayes: Pam Peterson, Martin Fitzgerald, Dan Belden, Bob Whitaker, Judy Gourley, Dick Frasier and Janet Hanna
Nays: 0.
Motion passed by a 7-0 vote

2. Bob Whitaker made and Dan Belden seconded a motion to deem the Application Complete.
Ayes: Pam Peterson, Martin Fitzgerald, Dan Belden, Bob Whitaker, Judy Gourley, Dick Frasier and Janet Hanna
Nays: 0.
Motion passed by a 7-0 vote

3. Bob Whitaker made the following resolution:

Be it resolved by the Planning Board of the Town of Hague, I hereby make the motion to approve the application SP 05-15 based on the following and in accordance section 160-27 C (2) (e of the Codes of the Town of Hague:

- A. A public hearing was held by the Planning Board and closed on October 6, 2016.
- B. The application has been deemed complete.
- C. The application is consistent with development allowed by the Land Use (Comprehensive Plan of the Town of Hague).
- D. Research and review has deemed that it does not have a significant environmental impact.
(See Negative Declaration SEQRA prepared and approved by the Town of Hague Planning Board.)

4. Approval is with the following conditions: None

Dan Belden seconded the motion. Roll Call vote: Ayes: Pam Peterson, Martin Fitzgerald, Dan Belden, Bob Whitaker, Judy Gourley, Dick Frasier and Janet Hanna

Nays: 0.

Motion passed by a 7-0 vote

OTHER BUSINESS: None

ADJOURNMENT:

A motion to adjourn was made at 7:20 pm by Martin Fitzgerald seconded by Dan Belden. All voted aye.

Respectfully submitted,

Janet Hanna
Secretary