

**TOWN OF HAGUE
PLANNING BOARD
9793 GRAPHITE MOUNTAIN ROAD
HAGUE, NEW YORK 12836
TELEPHONE 518 543-6161**

**MINUTES OF:
December 3, 2015**

PUBLIC HEARINGS: There were no scheduled public hearings.

CALL THE MEETING TO ORDER: The meeting was called to order at 6:57 pm by Deputy Chairman Mike Cherubini.

INTRODUCTION OF BOARD MEMBERS: In addition to Deputy Chairman Mike Cherubini, Board members Dan Belden, Martin Fitzgerald, Bob Whitaker, Pam Peterson and Judy Gourley were present. Chairman Dick Frasier was absent. ZEO Cathy Clark was also present.

APPROVAL OF MINUTES: A motion was made by Dan Belden and seconded by Martin Fitzgerald to approve the minutes of November 5, 2015. All voted aye.

SUBDIVISIONS:

1. SCROON LAKE MARINA (25.4-1-37) Decker Hill Road (SCUZ/OCI) SUB 03-15
The owners would like to subdivide an 18.50 acre lot into three lots. Lot 1, 9.07 acres, will remain in the current owners name and will be used commercially (Planning Board approval 3-5-2015) as a boat storage facility.

Discussion: The earlier approval was for a four lot subdivision and now they want a 3 lot subdivision. The second lot may be commercial which would be allowable under a Type 1 site plan review. The third lot may remain residential. The boundary lines will be marked and Board members may visit the site on their own.

A motion was made by Martin Fitzgerald and seconded by Judy Gourley to set the public hearing for January 7, 2016 at the next Planning Board meeting. All voted aye.

REFERRAL TO THE ZONING BOARD OF APPEALS:

1. DOUGHERTY (43.13-1-36) 4 Cranberry Lane (TRI) VAR 08-15
The owners would like to demolish the existing 679 sq. ft. house and build a new 1807 sq. ft. house. All setbacks for the proposed new house will be improved, but still nonconforming.

Zoning issue: 160-62. More than a 25% increase of sq. ft. to a legal nonconforming structure.

Discussion: This house will be similar to several others in the Cape Cod neighborhood. Although the setbacks will be improved, they still do not conform to the Town of Hague code.

Dougherty continues:

A motion to accept the application as complete was made by Dan Belden and seconded by Martin Fitzgerald. All voted aye.

A motion to send a recommendation to the Zoning Board for approval of the variance as presented was made by Dan Belden and seconded by Martin Fitzgerald. All voted aye.

NEW BUSINESS:

1. JOHNSON (RICHARDS) (12.18-1-16) Lakeshore Drive (TR-1) SP 12-15

The prospective owner, Chris Richards, is applying for preapproval to construct a 3 bedroom house on a vacant lot. The prospective owners are proposing to replace the current waterfront building with a new structure. The current structure does have a toilet and sink in it. They are asking for the same in the proposed new structure.

Zoning issues: 160-23 C (1) (g) new construction within 100' of the lake and a toilet and a sink in an accessory structure.

A motion was made by Martin Fitzgerald and seconded by Bob Whitaker to deem the application complete. All voted aye.

The date of December 17, 2015 at 2 pm was set for a site visit.

OLD BUSINESS:

1. BALOUCH (43.5-1-2.1) 9809 Graphite Mtn. Rd. (Hamlet) SP 08-15

The applicant would like to operate a farm stand with occasional retail goods.

Zoning issues: 160-20 C. Retail

This application had been tabled several times so the applicant could be present but still was not present so the Board continued with discussion of the application.

Discussion: The Planning Board had previously approved allowing the use of a home occupation which was a mini-farm with "pick your own" salad. However, the applicant added other items for sale including baked goods, honey, t-shirts, etc. There were also chickens on the property which have since been removed.

A motion was made by Pam Peterson and seconded by Martin Fitzgerald to allow the original approval of a seasonal "pick your own" salad use to continue but no additional approval is granted for anything. Roll call vote: Dan Belden - yes, Martin Fitzgerald - yes, Bob Whitaker - yes, Mike Cherubini - yes, Pam Peterson - yes, Judy Gourley - yes. Motion was approved.

OTHER BUSINESS: Mike Cherubini thanked everyone on the Board for their friendship and goodwill and noted they had all worked through any problems. Mike is resigning from

the Planning Board as required in order to take his seat on The Hague Town Board as a recently elected new member.

ZEO Clark reminded members of the information they received from the lawyer on a case in another town that might be of interest.

ADJOURNMENT: A motion was made by Martin Fitzgerald and seconded by Dan Belden to adjourn the meeting. All voted aye.