

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

**Minutes of:**  
**February 5, 2015**

**PUBLIC HEARINGS:** None

**CALL MEETING TO ORDER:**

Deputy Chairman Michael Cherubini opened the meeting at 7pm.

**INTRODUCTION OF BOARD MEMBERS:**

Board members: Acting Chair Michael Cherubini, Judy Gourley, Bob Whitaker and Pam Peterson were all present. Dick Frasier absent, two vacancies. ZEO Cathy Clark and Recording Secretary were also present.

**APPROVAL OF MINUTES: Minutes of: January 8, 2015**

Bob Whitaker moved and Pam Peterson seconded a motion to accept the minutes of January 8, 2015. All voted aye.

**SUBDIVISIONS:**

**1. CAPE COD VILLAGE CLUB, INC. (43.13-1-31) NYS Rte. 9N (TR1) SUB 02-14**

**The Association would like to subdivide a 2.93 acre parcel into a .37 acre parcel (with a clubhouse) and a 2.56 acre vacant association parcel. No additional development of either parcel is planned at this time.**

**Variance approval must be received before the PB can move forward with the formal Minor Subdivision Review.**

**Subdivision issue: 150-4 Sketch Plan Review.**

ZEO Clark sent memo to the Attorney for the Town Dominick Viscardi as requested by the PB on Jan. 8, 2015 and has received a response concerning possible conditions of approval of this application (see attached).

The lot does meet the density guidelines of both the APA and the Town of Hague. There is only one lot in the association that is larger than this one and it is .38 acre.

A motion to approve the Sketch Plan was made by Judy Gourley, as long as the information in the application is accurate and complete, with the condition of limiting the proposed 2.56 acre lot to only one development right. The Motion was seconded by Bob Whitaker. All voted aye.

**2. LOON LAKE MARINA (25.4-1-37) Decker Hill Rd (SCUZ) SUB 01-15**

**The applicants would like a Type I Site Plan approval for a Boat Storage Facility on an 18.19 acre parcel.**

**Zoning issue: 160-27 D. (1) SCUZ Boat Storage facility**

Applicant Scott Olson spoke about this application. He explained that his current plan was to install a dirt driveway leading to the rear of the property where they will construct a boat wash station, install a well and perhaps place a 100 sq. ft. shed for equipment. Boats/trailers will be stored on the grass. Judy Gourley asked where the graves were on the property. Mr. Olson showed where they were and stated that the family would have forever access.

Bob Whitaker deemed this application complete, Judy Gourley seconded the motion. All voted aye.

Due to the proposed commercial use of this property a motion to hold a public hearing was made by Judy Gourley, seconded by Pam Peterson. All voted aye.

The public hearing will be on 3-5-15 at 7pm.

A site visit was set for 2-20-15 at 1:00pm.

**REFERRAL TO THE ZONING BOARD OF APPEALS:**

**1. CAPE COD VILLAGE CLUB, INC. (43.13-1-31) NYS Rte. 9N (TR1) VAR 10-14**

**The Association would like to subdivide a 2.93 acre parcel into a .37 acre parcel (with a clubhouse) and a 2.56 acre vacant association parcel. A variance is required due the 1.1 acre zoning district. No additional development of either parcel is planned at this time.**

**Zoning issues: 160-6, 160-23 A & 150-13 Creating a parcel less than 1.1 acres**

Judy Gourley made a motion to make a positive recommendation to the ZBA, seconded by Pam Peterson, with the condition of limiting the proposed 2.56 acre lot to only one development right.

Discussion: Pam Peterson strongly recommended that there be no disturbance of the shoreline vegetation of the brook with regards to this property now and in the future.

Roll Call Vote: ayes- Mike Cherubini, Judy Gourley, Bob Whitaker and Pam Peterson, nays- none. Motion passed by a 4-0 vote.

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**OTHER BUSINESS:**

**1. DOCKSIDE LANDING MARINA (26.17-2-28) 9130 Lakeshore Drive (TR1) SP 09-10**

**The owners of the Marina are requesting another two year extension of their 2011 Planning Board approval to operate a restaurant in the Log Cabin building. Due to the economy they have been unable to commence with their project, but would like the opportunity to begin it in the future.**

**Their last extension was granted by the Planning Board on Aug. 2, 2013 (with all of the conditions of the PB Aug. 2, 2012 decision to remain in effect.) The current extension is due to expire this month.**

Judy Gourley made a motion to grant an extension of two years from February 5, 2015, all of the conditions of the PB approval dated January 6, 2011 remain in effect. The motion was 2<sup>nd</sup> by Bob Whitaker.

Discussion: Pam Peterson strongly recommends a crosswalk at Lakeshore Terrace and Route 9 N.

The ZEO explained that the PB required a crosswalk as a condition of approval for the restaurant. The NYSDOT approved a crosswalk at the south end of the parking lot property. The staircase, which was needed to access the crosswalk, required a ZBA variance approval which was granted. If the request for an extension for the variance approval is not granted at the Feb. 26th ZBA meeting the applicants will have to reapply for a new Variance to construct the staircase or return to the PB for a modification to their approval.

Roll Call Vote: ayes- Mike Cherubini, Judy Gourley, Bob Whitaker and Pam Peterson, nays- none. Motion carried by a 4-0 vote.

**ADJOURNMENT:**

A motion to adjourn was made at 8:05pm by Michael Cherubini seconded by Judy Gourley. All voted aye.

Respectfully submitted,

Janet Hanna  
Secretary