

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

Draft - Minutes
April 13, 2017

PUBLIC HEARINGS:

Chairman Richard Frasier opened the public hearing at 7pm.

1. LEVENSTIEN (43.5-2-12) 9842 Graphite Mtn. Rd. (Hamlet) SUB 03-16

No one spoke for or against this application.

2. ERIN INVESTMENTS, LLC (25.4-15.2) 9663 Graphite Mtn. Rd. (OCI) SP 02-17

No one spoke for or against this application.

3. SILVER BAY ASSN. (76.12-1-19) 87 Silver Bay Rd. (Hamlet Sec.) SP 01-17

No one spoke for or against this application.

Motion to close the public hearing at 7:02 made by Judy Gourley, seconded by Dan Belden. All voted aye.

CALL MEETING TO ORDER:

Chairman Dick Frasier called the meeting to order at 7:03pm.

INTRODUCTION OF BOARD MEMBERS:

Chairman Dick Frasier and Board members: Martin Fitzgerald, Dan Belden, Bob Whitaker, Judy Gourley, and Pam Peterson were all present. There is one vacancy.

APPROVAL OF MINUTES: March 2, 2017

Bob Whitaker made a motion, seconded by Dan Belden to approve the minutes of March 2, 2017. All voted aye.

SUBDIVISIONS:

**1. LEVENSTIEN (43.5-2-12) 9842 Graphite Mtn. Rd. (Hamlet) SUB 03-16
The applicants are applying for a two lot subdivision.**

Subdivision issues: 150-6 Minor subdivision

Bob Whitaker read the findings of fact for the Environmental Impact Assessment (SEQRA) and concluded that the proposed action would not have a significant environmental impact.

Bob Whitaker made and Dan Belden seconded a motion to uphold the April 13, 2017 findings for the Negative Declaration of the Environmental Impact (SEQRA.)

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

Nays: 0.

Motion passed by a 6-0 vote.

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 SUB 03-16 based on the following and in accordance section 150-6 of the Codes of the Town of Hague:

- A. A public hearing was held by the Planning Board and closed on April 13, 2017.
- 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.)

Dan Belden seconded the motion.

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

Nays: 0.

Motion passed by a 6-0 vote.

REFERRAL TO THE ZONING BOARD OF APPEALS:

1. SILVER BAY ASSN. (76.12-1-19) 87 Silver Bay Rd. (Hamlet Sec.) VAR 01-17

Silver Bay Assn. would like to replace the existing nonconforming Dining Hall with a new two story structure which will be attached to the existing nonconforming Inn. The proposed building will house a new Dining Hall, Kitchen, Conference Rooms and 22 new guest room.

The height of the existing Dining Hall is 43' 5", the Inn is 64' high and the proposed structure would be 57', if approved.

Zoning issue: 160-21 A. Height

Judy Gourley discussed her concerns about the height of the wall by the patio. She felt children would play on it and fall. Jace Brown of Phinney Design stated that a railing was not required if it did not exceed 30" high, but he look into options. Bob Whitaker made a motion, seconded by Dan Belden to make a positive recommendation to the Zoning Board of Appeals.

Silver Bay Assn. continues:

Roll Call Vote: Ayes - Martin Fitzgerald, Dan Belden, Bob Whitaker, Pam Peterson, and Dick Frasier.

Nays – Judy Gourley

Motion passed 5-1

2. SILVER BAY ASSN. (76.12-1-19) 87 Silver Bay Rd. (Hamlet Sec.) VAR 02-17

Silver Bay Assn. would like to replace the existing nonconforming Dining Hall with a new two story structure which will be attached to the existing nonconforming Inn. The proposed building will house a new Dining Hall, Kitchen, Conference Rooms and 22 new guest room.

If approved there will be a 43% increase to the existing sq. ft. of the Inn.

Zoning issue: 160-62 A. More than a 25% increase to the existing sq. ft.

Bob Whitaker made a motion, seconded by Pam Peterson to make a positive recommendation to the Zoning Board of Appeals.

Roll Call Vote: Ayes - Martin Fitzgerald, Dan Belden, Bob Whitaker, Pam Peterson, Judy Gourley, and Dick Frasier.

Nays – None

Motion passed 6-0

3. SILVER BAY ASSN. (76.12-1-19) 87 Silver Bay Rd. (Hamlet Sec.) VAR 03-17

Silver Bay Assn. would like to replace the existing nonconforming Dining Hall with a new two story structure which will be attached to the existing nonconforming Inn. The proposed building will house a new Dining Hall, Kitchen, Conference Rooms and 22 new guest room.

The propose raise patio and retaining wall will be located 12' from the front property line. The building itself is proposed at 29' from the front line.

Zoning issue: 160-21 A. Frontline setback

Bob Whitaker made a motion, seconded by Pam Peterson to make a positive recommendation to the Zoning Board of Appeals with the condition that Silver Bay Association be responsible for snow is removal from Silver Bay Rd. and the maintenance road intersection and that the bollards can be unlocked and removed.

Roll Call Vote: Ayes - Martin Fitzgerald, Dan Belden, Bob Whitaker, Pam Peterson, Judy Gourley, and Dick Frasier.

Nays – None

Motion passed 6-0

4. D'ANTONIO (60.5-1-9) 7 Pine Cove Rd (TR1) VAR 05-17

The owners have begun to construct a 16' x 40 deck which is attached to their nonconforming house. They are now applying for an after the fact Variance so they may continue.

Zoning issue: 160-23 A, Rear line setback

A site visit is scheduled for April 24, 2017 at 2:00pm.

5. MACPHERSON (76.16-1-12) 24 Silver Bay Rd (TR1R) VAR 04-17

The owners would like to demolish a 1950 camp and replace it with a new two story house.

Zoning issues: 160-24 A. sideline setbacks

A site visit is scheduled for April 24, 2017 at 2:00pm.

6. MACPHERSON (76.16-1-12) 24 Silver Bay Rd (TR1R) VAR 06-17

The owners would like to demolish a 1950 camp and replace it with a new two story house.

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

A site visit is scheduled for April 24, 2017 at 2:00pm. The public hearing will be May 4, 2017 at 7:00pm.

7. ASIEL (60.9-1-45) 20 Bobkat Ln. (TRI) VAR 07-17

The applicants would like to construct a 1 ½ story garage (with a full foundation.) A ½ bath on the third floor is proposed as well as a covered walkway connecting the garage to the house. The existing percentage of coverage is currently 30.75%, if approved the percentage of coverage will be 32.61 %.

Zoning issue: 160-23 A. Percentage of coverage.

A site visit is scheduled for April 24, 2017 at 2:00pm.

NEW BUSINESS:

1. ELDREDGE (93.16-1-42) 26 Sabbath Day Pt. Rd. (TR-1R) SP 03-17

The owner of this property would like to add a 2nd story addition as well as two small additions as to the first floor. A new septic system has been approved.

Zoning issues: 160-24 C (1) (a) new construction within 100' of the lake.

A site visit is scheduled for April 24, 2017 at 2:00pm.

Dan Belden made a motion, seconded by Martin Fitzgerald to deem the application complete. All voted aye.

2. BREITENBACH (93.8-1-24.2) 20 Delaware Ave. (TR1) SP 04-17

The owners of this property are applying for approval of an on-going Marina. According to the owner they have rented dock spaces out since the 1950's. The LGPC have classified this action as a Class A Marina, under their regulations.

Zoning issue: 160-23 C. (2) (e) Marina

A site visit is scheduled for April 24, 2017 at 2:00pm. The public hearing will be May 4, 2017 at 7:00pm.

3. ASIEL (60.9-1-45) 20 Bobkat Ln. (TRI) SP 05-17

The applicants would like to construct a 1 ½ story garage (with a full foundation.) A ½ bath on the third floor is proposed as well as a covered walkway connecting the garage to the house.

Zoning issue: ½ bath in an accessory structure.

Breitenbach continues:

A site visit is scheduled for April 24, 2017 at 2:00pm. The public hearing will be May 4, 2017 at 7:00pm. Bob Whitaker made a motion, seconded by Dan Belden to deem the application complete. All voted aye.

OLD BUSINESS:

1. SILVER BAY ASSN. (76.12-1-19) 87 Silver Bay Rd. (Hamlet Sec.) SP 01-17

Silver Bay Assn. would like to replace the existing nonconforming Dining Hall with a new two story structure which will be attached to the existing nonconforming Inn. The proposed building will house a new Dining Hall, Kitchen, Conference Rooms and 22 new guest rooms.

Zoning issue: 160-62 A. Total replacement of a nonconforming structure

Tom Jarrett of Jarrett Engineering showed a change in the Circle driveway for the Inn. He also spoke about the dry hydrant system. The DEC is still looking at the storm water plans. Dick Frasier asked about the possibility of a steamer connection on the outside of the building. Concern was expressed about the sprinklers in the present Inn – are there enough? Tom Jarrett assured the board there would be no raised walkway on the town road and that any damage to the road will be repaired.

This application has been tabled until May 4, 2017 at 7:00pm. Updated plans should be completed by then.

2. ERIN INVESTMENTS, LLC (25.4-1-15.2) 9663 Graphite Mtn. Rd. (OCI) SP 02-17

A prospective buyer, Francis, LLC, is applying for an additional use of this property. Currently it has the Town's and the LGPC approval to be used as a boat storage facility. The buyer would also like to use the property for restoration and repairs of automobiles.

Zoning issue 160-27 C. (2) (e) Commercial service use involving less than 10,000sq. ft. of floor space.

Pam Petersen asked about installing a septic system. ZEO Clark stated that it is not required since there are no sinks or bathroom facilities in the buildings. If in the future any plumbing fixtures are added to any of the buildings a complete septic system would be mandated.

No issues were found at the Planning Board site visit on March 8, 2017.

Bob Whitaker read the findings of fact for the Environmental Impact Assessment (SEQRA) and concluded that the proposed action would not have a significant environmental impact, recognizing that repair shop will require a license from the New York State Department of Motor Vehicles.

Bob Whitaker made and Dan Belden seconded a motion to uphold the April 13, 2017 findings for a Negative Declaration Environmental Impact (SEQRA.) The owner will be responsible to obtain all the necessary permits.

Bob Whitaker made and Pam Petersen seconded a motion to deem this application complete. All voted aye.

Bob Whitaker made the following resolution:

Erin Investments continues:

Be it resolved by the Planning Board of the Town of Hague, I hereby make the motion to approve the application SP02-17 based on the following and in accordance section 160-27c(2)(e) of the Codes of the Town of Hague with the condition that the owner will be responsible to obtain all the necessary permits:

Erin Investments, LLC continues:

- A. A public hearing was held by the Planning Board and closed on April 13, 2017.
- 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.)

Dan Belden seconded the motion.

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

Nays: 0.

Motion passed by a 6-0 vote.

OTHER BUSINESS:

Judy Gourley made the motion and Pam Petersen seconded, that the documentation be provided to the Planning Board about the Arcady Bay Sewer System. We would like to know what the capacity at startup, what it is now, and how much is left. The board needs signed documentation from DEC, DOH, or if by Arcady Bay it must be signed by a licensed PE. All voted aye.

ADJOURNMENT:

A motion to adjourn was made at 8:35 pm by Bob Whitaker seconded by Martin Fitzgerald. All voted aye.

Respectfully submitted,

Janet Hanna
Secretary