

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

**Minutes of:
October 27, 2016
TIME: 7:00 PM**

PUBLIC HEARINGS:

Chairman Goetsch stated that ‘even though I work for Mrs. Hall occasionally I believe I can make a fair and unbiased assessment of this application. Is everyone alright with that?’ All members said yes.

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

No speakers for the application.

Letters from neighbors were provided by Robert Goetsch. Two were from Rebecca Johnson and George Blike and one from John and Millie Porpora both were against the variances.

CALL MEETING TO ORDER:

Chairman Goetsch called the meeting to order at 7:02 pm

INTRODUCTION OF BOARD MEMBERS:

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

APPROVAL OF MINUTES OF: September 29, 2016.

Chris Navitsky moved and Jon Hanna seconded a motion to approve the minutes September 29, 2016. All voted aye.

OLD BUSINESS: None

NEW BUSINESS:

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 setback

REFERRAL TO THE ZONING BOARD OF APPEALS

After some discussion of the Board a motion was made by Dick Frasier to recommend the approval of the application, as submitted. Dan Belden 2nd the motion.

Roll Call Vote:

Yea: Dan Belden, Martin Fitzgerald, Janet Hanna & Dick Frasier.

Ney: Bob Whitaker, Judy Gourley & Pam Peterson.

Motion passed by a 4-3 vote.

Chris Navitsky asked the following questions:

- Is the existing garage used as a garage? The existing garage is used as an art studio.
- What will the new garage be used for? It is to be used as storage for lake and beach items, golf cart, kayaks, etc.
- Could they increase their existing garage? Due to the stone wall and grade issues it was not possible. The septic is in front for the existing garage. The existing garage is used as an art studio.
- Any plans for a driveway? No

Chris Navitsky stated he had a problem with snow coming off the rook on to Silver Bay Rd. and storm water management.

Jon Hanna made a motion to approve the frontline setback, Ray Snyder seconded with the condition the roof be a steeper pitch with asphalt shingles or the same pitch with snow dams:

- a. Will an undesirable change be produced in the character of the neighborhood or to the detriment of nearby properties? No, it replaces a past structure.
- b. Can the benefit sought by the applicant be achieved by some method feasible to the applicant other than an area variance? No, the foundation is existing.
- c. Is the requested variance substantial? No, it replaces a past structure.
- d. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? No, not with the above conditions.
- e. Is the alleged difficulty self created? No, the foundation is existing.

Roll call vote: ayes - Jon Hanna, Ray Snyder, Maureen Cherubini, Robert Goetsch and Chris Navitsky. Motion passed 5-0.

Chris Navitsky made a motion to approve the sideline setback, Jon Hanna seconded with the condition the applicant provide for storm water management on the lakeside with a burm or a trench so runoff doesn't enter the lake and minimize the overhang southeast corner of the roof:

- a. Will an undesirable change be produced in the character of the neighborhood or to the detriment of nearby properties? No, it replaces a past structure.
- b. Can the benefit sought by the applicant be achieved by some method feasible to the applicant other than an area variance? No, the foundation is existing and alternatives are not feasible.
- c. Is the requested variance substantial? No.
- d. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Not with the conditions above.

Roll call vote: ayes - Jon Hanna, Ray Snyder, Maureen Cherubini, Robert Goetsch and Chris Navitsky. Motion passed 5-0.

OTHER BUSINESS: None

ADJOURNMENT:

A motion was made by Maureen Cherubini, Jon Hanna seconded to adjourn the meeting at 7:25 pm. All voted aye.

Respectfully submitted,

Janet Hanna
Recording Secretary