

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

**Minutes of:
March 23, 2017
TIME: 7:00 PM**

PUBLIC HEARINGS:

None

CALL MEETING TO ORDER:

Chairman Goetsch called the meeting to order at 7:00 pm

INTRODUCTION OF BOARD MEMBERS:

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

APPROVAL OF MINUTES OF: October 27, 2016

Chris Navitsky moved and Ray Snyder seconded a motion to approve minutes of October 27, 2017 with corrections. All voted aye.

OLD BUSINESS: None

NEW BUSINESS:

Chris Navitsky made a statement that he has been involved with the waste water review of this property as part of his employment with the “Lake George Water Keeper” and the “Fund of Lake George” and that he is also a member Silver Bay Assn. but feels he can review these applications fairly.

**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’.**

Zoning issue: 160-21 A. Height

Chris Navitsky asked about a calculation in density. ZEO Clark responded that the applicant has filed a Merger of Lands application incorporating all three lake front lots (48.48 Acres) with Warren County Real Properties. AT 20.000 sq. ft. per development

SILVER BAY ASSN CONTINUES:

rights the 48.48 acres allows for 105 principal dwelling units (PDU.) The Proposed and existing will need an area for 65.4 PDUs.

Chris Navitsky would also like to know Silver Bay's water system's flow rate for the fire system before the next meeting. Tom Jarrett of Jarrett Engineering said he could have that information.

Jon Hanna deemed the application complete, seconded by Ray Snyder. All voted aye.

Jon Hanna made a motion, seconded by Chris Navitsky, to schedule a public hearing for 4-28-2017 at 7:00 pm.

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.

Chris Navitsky would like to see the old north wing drawings/pictures as well as the existing floor plan the cafeteria and kitchen.

Chris stated he would like a more detailed plan for stormwater provided. Jace Brown of the Phinney Design group explained the east side of the cafeteria would be increasing the impervious surface and the west will be staying the same. This is currently being review by the APA.

The ZEO stated that Silver Bay Assn. entered into an agreement many years ago with the LGCP that any time they modify any of their buildings a Stormwater plan would be submitted and implemented even though the area of disturbance doesn't require a Stormwater permit. This project will be required to obtain a Lake George Park Commission Stormwater permit.

Jon Hanna made a motion, seconded by Ray Snyder, to schedule a public hearing for 4-28-2017 at 7:00 pm.

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

SILVER BAY ASSN CONTINUES:

Chris Navitsky stated that he was concerned about the encroachment on the road. Jon Hanna deemed the application complete, seconded by Ray Snyder. All voted aye. Jon Hanna made a motion, seconded by Ray Snyder, to schedule a public hearing for 4-28-2017 at 7:00 pm.

4. 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

The ZEO noted that the MacPhersons do own the lot to the south, but since it is encumbered by easements it cannot be merged with this lot.

Chris Navitsky asked for clarification on the height. Mike Albrecht responded that the existing is 29' from the lowest point and the new building will be 36'8.

Chris Navitsky asked if the septic and field will be replaced. Mike answered yes. Chris Navitsky would also like to know the storm water considerations what is proposed for exterior lighting at the next meeting.

Jon Hanna deemed the application complete, seconded by Lindsay Mydlarz. All voted aye.

A site visit was set up for 4-24-17 at 3:00pm.

5. 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.

Jon Hanna deemed the application complete, seconded by Ray Snyder. All voted aye.

A site visit was set up for 4-24-17 at 3:00pm.

6. 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

ZEO Clark asked for a fill size survey before the next meeting. Dale Quesnel – represent the home owner stated that the drawings show a setback of 6'8 but it is 6'1.

Chairman Goetsch asked for a string line to be placed on the rear property line before the ZBA has their Site Visit.

Jon Hanna deemed the application complete, seconded by Lindsay Mydlarz. All voted aye.

A site visit was set up for 4-24-17 at 3:00pm.

OTHER BUSINESS: None

ADJOURNMENT:

A motion was made by Ray Snyder seconded by Jon Hanna to adjourn the meeting at 7:45 pm. All voted aye.

Respectfully submitted,

Janet Hanna
Recording Secretary