

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

**Minutes of:
April 28, 2016
TIME: 7:00 PM**

PUBLIC HEARINGS:

1. RACANELLI (60.9-1-49) 10 Bobkat Ln (TR1) VAR 01-16

Tony DeFranco and Rick Santamaria made a presentation to the Board.

Jon Hanna made a motion to close the public hearing, Ray Snyder seconded. All voted aye.

CALL MEETING TO ORDER:

Chairman Robert Goetsch called the meeting to order at 7:05 pm

INTRODUCTION OF BOARD MEMBERS:

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

APPROVAL OF MINUTES OF: March 24, 2016

Maureen Cherubini made and Jon Hanna seconded a motion to approve the minutes March 24, 2016. All voted aye.

OLD BUSINESS: None

NEW BUSINESS:

1. RACANELLI (60.9-1-49) 10 Bobkat Ln (TR1) VAR 01-16

The owner would like to replace and reconfigure existing shoreline patios, walkway and steps. They also would like to replace existing wood retaining walls with new wood retaining walls. According to their engineer the existing impervious area is 438.5 sq. ft., the proposed area will be 531.5 sq. ft., if approved. Three white pines trees are planned to be removed and will be replaced with extensive vegetative planting.

Zoning issue: 160-50 Shoreline

Racanelli continues:

ZEO Clark stated that the trees being removed are allowed. She also provided information from letters. The planning board made a positive recommendation. Warren County determined “no County impact.” The Arcady Bay Association approved his application.

Discussion: Chris Navitsky asked about trees and bushes being planted. Tony DeFranco stated that between two and three hundred trees and planted would be planted.

Jon Hanna made a motion to approve this application.

- a. Will an undesirable change be produced in the character of the neighborhood or to the detriment of nearby properties?
No, this will be an improvement.
- b. Can the benefit sought by the applicant be achieved by some method feasible to the applicant other than an area variance?
No, a hardship was identified and this will be the most acceptable solution.
- c. Is the requested variance substantial?
No, this variance is a moderate one.
- d. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?
- e. This will be a positive impact to the neighborhood.
- f. Is the alleged difficulty self created?
Just by the fact the area has deteriorated over time.

Linda Mury seconded the motion.

Roll call vote: ayes - Jon Hanna, Ray Snyder, Maureen Cherubini, Robert Goetsch, Linda Mury, Lindsay Mydlarz, and Chris Navitsky. Motion passed 7-0.

OTHER BUSINESS:

1. Discuss “Ethical Consideration” handout.

ADJOURNMENT:

A motion was made by Jon Hanna and Ray Snyder seconded to adjourn the meeting at 7:25 pm. All voted aye.

Respectfully submitted,

Janet Hanna
Recording Secretary