

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

**Minutes of:
September 24, 2015
TIME: 7:00 PM**

PUBLIC HEARINGS:

CALL MEETING TO ORDER:

Acting Chairman Hanna called the meeting to order at 7:00 pm

INTRODUCTION OF BOARD MEMBERS:

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

APPROVAL OF MINUTES OF: July 23, 2015

Chris Navitsky moved and Ray Snyder seconded a motion to approve the minutes July 23, 2015 with corrections. All voted aye.

OLD BUSINESS: None

NEW BUSINESS:

1. RIZZA (43.13-1-22) 28 Bayberry Lane (TRI) VAR 06-15

The owners would like to install a 7'3" x 10' pergola over a bluestone patio.

Zoning issue: 160-23 A sideline setback

The bluestone patio is flush to the ground and does not need a permit.

Chris Navitsky made a motion, Lindsay Mydlarz seconded to accept and deem the application as complete. Board members will do a site visit on their own.

Public hearing will be on October 22, 2015.

2. CORBO (26.6-1-8) 36 Forest Bay Rd N (TRIR) VAR 07-15

On October 15, 2013 I issued a Town of Hague Zoning Compliance Certificate, based on the information provided within the application, for a 14' x 20' shed/art studio with washer/dryer connection and sink. I also approved the relocation of an existing 8' x 10' shed. The application stated that both sheds would be located 15' from the sideline property line.

On December 31, 2014 John Grady completed a survey for the abutting neighbor, CCG Rock, LLC, which includes the Corbo's north property line. A copy of which was sent to my office in February of this year. The new survey shows the Corbo/

CCG Rock, LLC north boundary line to be different from the plot plan the Corbos submitted to my office in 2013 by 13'.

To remedy the situation the Corbo's have remove the deck/dock off of the neighbor's property and have agreed to will relocate the 8' x 10' shed to meet the sideline setbacks and are applying for a Variance to retain the right to keep their 14' x 20' shed art studio in its current location. They are also negotiating with the neighbor to restore vegetation they removed from the neighbor's property and will remove a small rock wall they built.

Zoning issues: 160-24 A sideline setback, 160-88 misrepresentation & after-the-fact application.

Mr. Corbo, owner, gave the Board a brief history of his property, stating that he built the new art studio (2013) in conformance to what he thought was his property (using a 1945 survey). Only after he received the neighbor's new (2015) survey did he realize that his north boundary line differed greatly. He has had the line verified with his own surveyor and is stratified that the north property line is close to being correct.

The sideline setback is two feet. Chris Navitsky made a motion, Maureen Cherubini seconded to accept this application as complete.

The site visit will on Oct 7, 2015.
Public hearing will be on November 19, 2015.

OTHER BUSINESS: None

ADJOURNMENT:

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

Respectfully submitted,

Janet Hanna
Recording Secretary