

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

Minutes of:
January 8, 2015

PUBLIC HEARINGS: None

CALL MEETING TO ORDER:

Chairman Richard Frasier opened the meeting at 7pm.

INTRODUCTION OF BOARD MEMBERS:

Chairman Dick Frasier and Board members Mike Cherubini, Judy Gourley, Bob Whitaker and Pam Peterson were all present.

APPROVAL OF MINUTES: Minutes of: December 4, 2014

Michael Cherubini moved and Judy Gourley seconded a motion to accept the minutes of December 4, 2014. All voted aye.

SUBDIVISIONS:

1. CAPE COD VILLAGE CLUB, INC. (43.13-1-31) NYS Rte. 9N (TR1) SUB 02-14

The Association would like to subdivide a 2.93 acre parcel into a .37 acre parcel (with a clubhouse) and a 2.56 acre vacant association parcel. A variance is required due the 1.1 acre zoning district. No additional development of either parcel is planned at this time.

A Variance approval must be received before the PB can move forward with their Minor Subdivision Review.

Subdivision issue: 150-4 Sketch Plan Review.

Mr. Hodecker and Mr. Rizza from Cape Cod Village Association were present.

The ZEO stated that she has been in contact with the APA and she agreed with their suggestion that if the Variance for subdivision were to be approved that a condition of approval might be to hold the development rights for each parcel to one development right. Under our Codes the Association lot would still have two development rights, being 2.56 acres after the subdivision of the Clubhouse parcel. If the suggested condition were to be included in the Variance approval the development right would remain the same as they are now.

A site visit was set for 1-13-15 at 3:00pm.

REFERRAL TO THE ZONING BOARD OF APPEALS:

1. BROWN (43.13-1-43) 17 Anchor Way (TR1) VAR 09-14

The Applicant would like to increase the footprint of the existing structure by adding a 149 sq. ft. addition and add a 1098 sq. ft. second story addition. No setbacks will become more nonconforming if the application is approved.

Zoning issues: 160-62 A Greater than 25% increase to a nonconforming house.

The ZEO read two correspondence received: Cape Cod Village Association approved the plans and Warren County Planning Department stated ‘No Impact’.

Mike Cherubini made a motion to make a positive recommendation to the ZBA, Judy Gourley seconded.

Roll Call Vote: ayes - Mike Cherubini, Judy Gourley, Bob Whitaker, Dick Frasier, and Pam Peterson. Nays – none. Vote 5-0.

2. CAPE COD VILLAGE CLUB, INC. (43.13-1-31) NYS Rte. 9N (TR1) VAR 10-14

The Association would like to subdivide a 2.93 acre parcel into a .37 acre parcel (with a clubhouse) and a 2.56 acre vacant association parcel. A variance is required due the 1.1 acre zoning district. No additional development of either parcel is planned at this time.

Zoning issues: 160-6, 160-23 A & 150-13 Creating a parcel less than 1.1 acres Cape Cod Village Association approved the plans.

Board will revisit after site visit.

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: None

ADJOURNMENT:

A motion to adjourn was made at 7:35 pm by Bob Whitaker seconded by Judy Gourley. All voted aye.