

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

Minutes of:
October 1, 2015

PUBLIC HEARINGS:

1. CAPE COD VILLAGE CLUB, INC. (43.13-1-31) NYS Rte. 9N (TR1) SUB 02-15

Chairman Richard Frasier opened the public hearing at 7pm.

Mike Rizza and Lu Megow spoke for this project. Ted Hoedecker spoke for this project he believes this will be good for the community as well as the Cape Cod Village Association.

Chairman Richard Frasier closed the public hearing at 7:02pm.

CALL MEETING TO ORDER:

Chairman Richard Frasier opened the public hearing at 7:03pm.

INTRODUCTION OF BOARD MEMBERS:

Chairman Dick Frasier and Board members: Mike Cherubini, Martin Fitzgerald, Dan Belden, Judy Gourley, Bob Whitaker and Pam Peterson were all present. ZEO, Cathy Clark – Absent.

APPROVAL OF MINUTES: Minutes of: September 3, 2015

Dan Belden moved and Mike Cherubini seconded a motion to accept the minutes of September 3, 2015. All voted aye.

SUBDIVISIONS:

1. CAPE COD VILLAGE CLUB, INC. (43.13-1-31) NYS Rte. 9N (TR1) SUB 02-15

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 was approved for this subdivision, with the condition that the 2.56 acre parcel would retain only one development right, on February 26, 2015.

Subdivision issue: 150-6 Minor Subdivision Review.

Bob Whitaker read the SEQRA, Part 2 environmental impact statement and made a motion to declare a Negative Declaration, Martin Fitzgerald 2nd the motion.

Chairman Frasier called for a Roll call vote: Ayes Mike Cherubini, Martin Fitzgerald, Dan Belden, Dick Frasier, Judy Gourley, Bob Whitaker and Pam Peterson. Nays: none. Motion 7-0.

Michael Cherubini made a motion to deem the application complete, Dan Belden 2nd the motion. All members present voted Ayes. Motion passed.

Cape Code Village Club, Inc. continues:

Bob Whitaker read a prepared resolution (attached) to approve the subdivision with the conditions of

1. That the 2.56 acre parcel retain only one development right, in perpetuity.
2. That in the future there will be no unreasonable disturbance of vegetation to the bank of the brook. (Conditions must be printed on the Mylar before the Planning Board Clerk stamps and sings it.)

Martin Fitzgerald seconded.

Roll Call Vote: ayes Mike Cherubini, Martin Fitzgerald, Dan Belden, Dick Frasier, Judy Gourley, Bob Whitaker and Pam Peterson. Nays: none. Motion 7-0.

REFERRAL TO THE ZONING BOARD OF APPEALS:

1. RIZZA (43.13-1-22) 28 Bayberry Lane (TR1) 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 Board discussed alternative remedies with the homeowner. Mr. Rizza stated that Cape Cod's setback is 8' whereas the Town of Hauge's setback is 10'.

Dan Belden made a motion to make a positive referral to the Zoning Board, Martin Fitzgerald seconded. All voted aye.

NEW BUSINESS:

1. RYTHER (60.5-1-14) 31 Pine Cove Rd (TRI) SP 10-15

The applicants would like to construct a 15' 10" x 12'7" attached deck to an existing house.

Zoning issue: 160-23 C. (g) new construction within 100' of the lake.

Bob Whitaker made a motion to deem this application complete, Martin Fitzgerald seconded. All voted aye.
The site visit will 10-14-15 at 3:00pm

2. MATHEWS (93.8-1-20) 24 Bass Bay Rd (TR-1R) SP 11-15

The applicants would like to replace the current one and a half story house, which sits 56.88' from the MHW of the lake, with a new 2 story home, which will sit 63.49' from the MHW. An application for a new Purflow septic system (which meets the NYSDOH standards) has been approved for installation.

Zoning issues: 160-24 C. 1 (a) new construction within 100' of the lake.

Tony Defranco, engineer for the homeowner, presented the septic, stormwater and site plan to the Board members. Their architect, Jace Brown, reviewed the house design.

Dick Frasier questioned the removal of mature trees towards the front of the house. Tony Defranco stated that he could make a suggestion to the homeowner to plant evergreen trees in the area in question.

Pam Peterson made a motion to deem this application complete, Judy Gourley seconded. All voted aye.
The site visit will 10-14-15 at 3:00pm

OLD BUSINESS:

1. BALOUCH (43.5-1-2.1) 9809 Graphite Mtn. Rd. (Hamlet) SP 08-15

The applicant would like to operate a farm stand with occasional retail goods.

Zoning issues: 160-20 C. Retail

Dick Frasier stated that some of the issues are, chickens running loose in the hamlet and safety on RT 8. He suggested this be tabled until the November meeting after a site visit.

The site visit will 10-14-15 at 3:00pm

2. RACANELLI (60.9-1-49) 10 Bobkat Lane (TR1) SP 09-15

The applicants would like to remove the existing house and replace it a new house. The current house sits 46.86' from the MHW of the lake and the new structure will sit 60' from the MHW. A new pump and septic tank (which meets the NYSDOH standards) have been approved for installation.

Zoning issue: 160-23 C. (g) new construction within 100' of the lake.

A storm water permit has been issued for this application.

Rick Santamaria, architect, was present to answer any questions.

Mike Cherubini made a motion to deem this application complete, Martin Fitzgerald seconded. All voted ayes.

Board members discussed the design for the septic and pump tank replacement. They also discussed the need for information about who attends to septic alarms when they are activated, the homeowner or Arcady Bay Homeowner Assn. maintenance workers.

Judy Gourley made a motion, Dan Belden seconded, to approve this application with the condition the septic pump tank emergency water shutoff engages when the overflow alarm is activated.

Roll Call Vote: ayes Mike Cherubini, Martin Fitzgerald, Dan Belden, Dick Frasier, Judy Gourley, Bob Whitaker and Pam Peterson. Nays: none. Motion 7-0.

OTHER BUSINESS: None

ADJOURNMENT:

A motion to adjourn was made at 7:50 pm by Judy Gourley seconded by Martin Fitzgerald. All voted aye.

Respectfully submitted,

Janet Hanna
Secretary

Town of Hague Planning Board
October 1, 2015

Application for Subdivision

Applicant: Michael Rizza Owner (Currently) Cape Cod Village Club, Inc
Tax Map # 43.13-1-13
Location: Route 9N & Bayberry Lane. (TR-1) APA: Moderate Intensity

Subdivision - SUB 02-15

Be it resolved by the Planning board of the Town of Hague

I HEREBY MAKE THE MOTION TO APPROVE the application SUB 02-15 based upon the following and in accordance to Sections 150-4 & 150-6 Minor subdivision of the Codes of the Town of Hague.

§ 150-6. Review of minor subdivision plats.

The subdivider(s) or their duly authorized representative attended the meeting of the Planning Board to discuss the subdivision plat.

The application has been deemed complete.

A public hearing was held by the Planning Board and closed on October 1, 2015.

The application is Consistent with development allowed by the Land Use (Comprehensive Plan of the Town of Hague).

Zoning Board of Appeals Variance approval as per Article XII of the Codes of Hague:

On February 26, 2015 the Town of Hague Zoning Board of Appeals approved a Variance Request (VAR 10-14) for the creation of a two lots of 2.56 acre and .37 acre parcels (containing the current clubhouse) with the condition that the newly created 2.56 acre parcel would retain only one development right.

Research and review has deemed that it does not have a significant environmental impact. See Negative Declaration SEQRA prepared and approved by the TOH Planning Board

And with the following conditions:

- The newly created 2.56 acre parcel will retain only one development right, for perpetuity.
- That in the future there will be no unreasonable disturbance of vegetation to the bank of the brook.

All conditions of approval must be written on the final Mylar prior to the Clerk of the Planning Board signing and submittal to the Warren County Clerk's Office.

Motion made by: Bob Whitaker

Motion 2nd by: Martin Fitzgerald

Roll Call Vote: ayes Mike Cherubini, Martin Fitzgerald, Dan Belden, Dick Frasier, Judy Gourley, Bob Whitaker and Pam Peterson. Nays: none. Motion passed by a 7-0 vote.