

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

**Minutes of:
November 5, 2015**

PUBLIC HEARINGS: None

CALL MEETING TO ORDER:

Chairman Richard Frasier opened the public hearing at 7pm.

INTRODUCTION OF BOARD MEMBERS:

Chairman Dick Frasier and Board members: Mike Cherubini, Martin Fitzgerald, Dan Belden, Judy Gourley, Bob Whitaker and Pam Peterson were present.

APPROVAL OF MINUTES: of October 1, 2015

A motion to approve the minutes of October 1, 2015 was made by Mike Cherubini, seconded by Dan Belden. All voted aye.

SUBDIVISIONS: None

REFERRAL TO THE ZONING BOARD OF APPEALS:

1. 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.

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

Corbo continues:

This is on hold because there is a zoning violation that was formally sited. He cannot go ahead with this application until the violation has been completely removed by November 26, 2015.

Judy Gourley asked Cathy to explain the violation. Cathy stated that the walkway/deck currently in the front of the building was applied for and denied in 2009.

Judy Gourley recommended that the variance be denied because the shed is within inches of the property line. He did not have a survey done prior to the application for the shed and deck. Pam Peterson seconded the motion. All voted aye.

Dan Belden asked what happens if he does not relocate the deck/dock and the shed. Cathy responded that enforcement proceedings would be initiated.

NEW BUSINESS: None

OLD 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.

Dan Belden made a motion to approve this application, Judy Gourley seconded.

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

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 by the ZEO for installation.

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

Dan Belden commented that the new location is farther from the lake and will be less non-conforming.

Bob Whitaker made a motion to approve this application, Martin Fitzgerald seconded.

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

At the owners request, the review of this application will continue at the December 3rd, 2015 Planning Board meeting.

3. 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

OTHER BUSINESS: None

ADJOURNMENT:

A motion to adjourn was made at 7:10 pm by Bob Whitaker and seconded by Martin Fitzgerald. All voted aye.

Respectfully submitted,

Janet Hanna
Secretary