

TOWN OF HAGUE

PLANNING BOARD

MAY 5, 2011

TIME: 7:00 PM

INTRODUCTION OF BOARD MEMBERS:

Chairman, EJ Siwek, John Brown, Richard Frasier, Mike Cherubini, Bruce Clark, Pam Peterson, ZEO, Cathy Clark and recording secretary Kim Coffin. Absent: Martin Fitzgerald

PUBLIC HEARINGS:

Chairman, EJ Siwek reopened the Wilson public hearing at 7pm.

ZEO, Cathy Clark read the following:

1. WILSON (25.1-1-17 & 18) Summit Drive & Route 8 (OCI)

The applicant is applying for a Major Subdivision of two parcels equaling 148.8 acres. If approved 10 new residential lots will be created. Lot lines have been reestablished so that no lot line crosses into or through a wetland and will maintain a 200 ft setback from the wetland. The project is a Class B regional project.

Subdivision issues: Subdivision of Lands Chapter 150. Major Subdivision

Landowner Mr. Wilson was in attendance.

Chairman, EJ Siwek read a letter from Christopher Navitsky, Lake George Waterkeeper dated April 27, 2011. The letter addressed future Planning Board site reviews and a 200 foot buffer along the perennial stream.

Mr. Wilson stated that Mr. Holmes is continuing working with the Lake George Park Commission regarding the Stormwater permits approval.

Chairman, EJ Siwek then asked if anyone wanted to speak regarding the Wilson application. Nobody spoke in favor or against the application.

Richard Frasier made the motion to temporarily adjourn the Wilson public hearing until June 2, 2011 at 7pm to allow for the LGPC to complete their approval process. Mike Cherubini 2nd the motion. Roll call vote: Ayes-Chairman, EJ Siwek, John Brown, Richard Frasier, Mike Cherubini, Bruce Clark and Pam Peterson. Nay - None. Motion passes-6-0

CALL MEETING TO ORDER:

Chairman, EJ Siwek called the regular meeting to order at 7:05pm

APPROVAL OF MINUTES: MEETING OF: APRIL 7, 2011

Bruce Clark made the motion to approve the minutes of April 7, 2011 with suggested corrections. Mike Cherubini 2nd the motion. Roll call vote: Ayes-Chairman, EJ Siwek, John Brown, Richard Frasier, Mike Cherubini, Bruce Clark and Pam Peterson. Nay - None. Motion passes-6-0

SUBDIVISIONS

ZEO, Cathy Clark read the following:

1. WILSON (25.1-1-17 & 18) Summit Drive & Route 8 (OCI)

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Subdivision issues: Subdivision of Lands Chapter 150. Major Subdivision

Chairman, EJ Siwek asked the Planning Board if there are any other conditions that the Planning Board feels should be attached to the Wilson application. The Planning Board then went into lengthy discussion regarding future site plan reviews.

Chairman, EJ Siwek made the motion that the following condition be attached to the Wilson subdivision, the Planning Board will require a Site Plan review if there are any substantial modifications to the current plans regarding septic placement, storm water design, percentage of clearing or location of driveway. John Brown 2nd the motion.

ZEO Cathy Clark stated that a 200' no disturbance buffer has already been put in place on the plat along the stream corridor.

The ZEO asked the Board to define what, in their opinion, would constitute a "Substantial modification."

Roll call Vote: Ayes: EJ Siwek, John Brown, Pam Peterson and Richard Frasier. Nays- Bruce Clark and Mike Cherubini. Motion passes-4-2

OLD BUSINESS:

ZEO, Cathy Clark read the following:

1. LTP HOLDING, LLC –UPTOWN STORE (43.5-1-5) 9819 Graphite Mt. Rd.

On June 4, 2009 the Planning Board approved, with conditions, the use of this property as a restaurant with wine service.

The Owner, Lauren Parlin, is requesting an extension on the 2009 approval. The extension is requested to allow for time, which may be needed, to complete work needed for the Warren County CO.

ZEO, Cathy Clark reviewed the history of the application with the Planning Board. The Planning Board also reviewed submitted plans dated March 28, 2011.

UPTOWN STORE continues:

Chairman, EJ Siwek made a motion to extend the 2009 approval with the same conditions set forth on June 4, 2009, for 2 years. Mike Cherubini 2nd the motion.

Roll call vote: Ayes- Chairman, EJ Siwek, John Brown, Richard Frasier, Mike Cherubini, Bruce Clark and Pam Peterson. Nay-None. Motion passes-6-0

Pam Peterson noted that there are no plans submitted regarding outdoor lighting; a condition that was made as part of the Planning Board's June 4, 2009 approval.

Chairman, EJ Siwek made the motion to provide the ZEO, Cathy Clark permission to approve the final plat as submitted by the property owner dated March 27, 2011 for the purpose of the applicant to apply for their Warren County Building permit. John Brown 2nd the motion.

Roll call vote: Ayes- Chairman, EJ Siwek, John Brown, Richard Frasier, Mike Cherubini, Bruce Clark and Pam Peterson. Nay-None. Motion passes-6-0

NEW BUSINESS: None

OTHER BUSINESS: None

ADJOURNMENT:

Mike Cherubini made the motion to adjourn at 8:05pm. Richard Frasier 2nd the motion.

Roll call vote: Ayes-Chairman, EJ Siwek, John Brown, Richard Frasier, Mike Cherubini, Bruce Clark and Pam Peterson. Nay - None. Motion passes-6-0

Respectfully Submitted,

Kim Coffin

Recording Secretary