

Minutes of the regular meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, 26 July 2010 at Halstead Hall, commencing at 7:00 p.m.

**PRESENT:** Mike Tetreault, George Coupal

**RECORDING SECRETARY:** Geri Favreau

**CALL MEETING TO ORDER:** Mr. Batha called the meeting to order at 7:00 p.m. and began with the Pledge of Allegiance.

**ROLL CALL:** In attendance: Tom Batha, Donald Gladd, Maggie Barie, Shirley Hall; Absent: John Cooper

**APPROVAL OF MINUTES:** Ms. Barie made a motion to accept the minutes of the 28 June 2010 meeting, seconded by Ms. Hall. Roll Call Vote: Ms. Barie – Aye, Mr. Batha – Aye, Ms. Hall – Aye, Mr. Gladd – Aye; Carried

**CORRESPONDENCE:** None

**SPECIAL USE PERMIT: GEORGE COUPAL USED CAR LOT AT 90 CHAMPLAIN ST.:**

Mr. Coupal was in attendance at this meeting. This application is for a Used Car Sales/Dealership in the former Lil Bit of Texas storefront in the Ali Plaza. Mr. Coupal stated that there will be an office and at most five cars up front and three spots for customers. There will be no repair at this site. Mr. Coupal stated that his brother will be handling repair at another site. Ms. Hall asked how many parking spots there are at the Plaza. Ms. Barie inquired what is required. Mr. Tetreault stated that for Motor Vehicle Repair Shop is 1/200 sq. ft. There is roughly 1200 sq. ft. in the storefront. There is nothing that states what is required for this type of office – a professional office requires 1/300 sq. ft. So he would need four spaces but there will only be one person to sell cars. Motor Vehicle Sales has no parking requirement in the Code.

The Sports Bar requires 15 spaces, Convenience Store - 12 spaces, Restaurant – 8 spaces, Lawyer – 3 spaces and the Used Car Lot – 8 spaces for a total of 46 spaces. Mr. Tetreault stated that when we reviewed the application for the Sports Bar all other uses were removed and he could not use those parking spaces for the Bar. Ms. Barie stated that many of the spaces are grass and none are marked out. Ms. Barie stated that she feels the spaces should be lined out and that Mr. Coupal should work this out with Mr. Kahn. Mr. Kahn is waiting for an electrical inspection to proceed with the Bar.

Mr. Batha stated that even though the space is 1200 sq. ft. he may be using only 200 sq. ft. for a desk and a couple of chairs. Ms. Hall is concerned about the parking spaces. Ms. Barie stated that he will require four spaces for customers.

Ms. Favreau stated that Mr. Murnane had sent an e-mail and some of his concerns were parking, employee parking, and repair/disposal of waste.

Ms. Barie inquired about hours/days of operation. Mr. Coupal stated Monday-Friday, no weekends. Plans for trash – he will be using what is currently on the property. Ms. Hall inquired if there will be any lights – light will come from street lights only. Only signage will be on the building. No flags. There will be writing on the cars.

Ms. Barie made a motion to hold a Public Hearing on this application at the August meeting, seconded by Ms. Hall. Roll Call Vote: Ms. Hall – Aye, Ms. Barie – Aye, Mr. Gladd – Aye, Mr. Batha – Aye Carried

There was discussion about holding the public hearing at a special meeting before our regular scheduled meeting on 23 August. Mr. Coupal did not attend last month's meeting. He stated that he did not know when it was. Mr. Tetreault stated that he informed Mr. Coupal of when the meeting was and that no letters are sent to applicants informing them of when meetings are held. It was decided to have the public hearing at the regularly scheduled meeting on 23 August.

**OLD BUSINESS:** Ms. Favreau received confirmation from Glenn Cutter, Clinton County Planning that the Complete Streets Workshop to be held in Rouses Point on 22 September will qualify for the NYPF training requirements. Those attending are Ms. Favreau, Ms. Hall, Mr. Tetreault and possibly Mr. Batha.

The NYPF training is to be held in Lake Placid on 26-28 Sept. The schedule for this training has not been set. Those interested in attending are Mr. Cooper, Mr. Gladd, Ms. Hall and Ms. Favreau. Ms. Barie will be attending but through the Clinton County Planning Department.

Mr. Tetreault shared with the Board that the Engineering Firm of Barton & Loguidice is proposing a plan to present Zoning/Planning Seminars in the Northern Tier for the Town of Champlain and Villages of Rouses Point and Champlain. They will be sending a proposal to Mr. Tetreault and then it needs to be approved by the various Boards.

Ms. Barie inquired as to what is happening with the Saxony. Apparently, Mr. Chapman has plans to reside the bldg. Ms. Barie also asked about the Anchorage. Mr. Tetreault has sent him a letter to fill in the hole. There is a fence around the hole.

**NEW BUSINESS:** None

**ADJOURNMENT:** Ms. Barie made a motion to adjourn at approximately 7:35 p.m., seconded by Ms. Hall. Roll Call Vote: Mr. Gladd – Aye, Ms. Hall – Aye, Ms. Barie – Aye, Mr. Batha – Aye. Carried

**NEXT REGULAR MEETING:** Monday, 23 August 2010 at 7:00 p.m. at the Civic Center.

Respectfully submitted,



Geri Favreau  
Planning Board Secretary