

Minutes of the meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, 25 October 2010 at Halstead Hall, commencing at 7:00 p.m.

PRESENT: Mike Tetreault, Rick Sluska, Mark Castro, Len Martinsen; **ABSENT:** T. Murnane

RECORDING SECRETARY: Geri Favreau

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

ROLL CALL: In attendance: Mr. Batha, Mr. Gladd, Ms. Hall, Mr. Cooper, Ms. Barie

APPROVAL OF MINUTES: Mr. Batha made a motion to accept the minutes of the 30 August 2010, seconded by Ms. Hall. Roll Call Vote: Mr. Cooper – Aye, Mr. Batha – Aye, Ms. Hall – Aye, Mr. Gladd – Aye; Carried; Ms. Barie abstained as she was not at the 30 August meeting.

COMMUNICATIONS: Ms. Favreau gave copies of Planning Board Overview and The ABC's of SUP's presentations given at the conference in Lake Placid to Ms. Hall and Mr. Batha. The rest of the Board attended the conference.

REPORTS OF COMMITTEES: None

OLD BUSINESS: SPECIAL USE PERMIT: CHRISTINA BOCKUS "FULLY LOADED" DANCE STUDIO: The Public Hearing scheduled for 27 September was cancelled because the building where this Dance Studio was to be located is undergoing foreclosure.

NEW BUSINESS: SPECIAL USE PERMIT: MARK CASTRO TO OPEN A RESTAURANT WITH ASSOCIATED BAKERY AND OUTDOOR DINING AT 90-92 LAKE. ST.: Mark Castro current owner of Smoked Pepper in Plattsburgh has plans to open a Café & Grill type restaurant at the former location of Ole Thymes Café, 90-92 Lake Lake St. He has 27 years of culinary experience. He explained that they will serve three meals/day and it will be "comfort" type food. The red bldg. built circa 1850 will be a full scale bakery. The restaurant will have feature items and smoked meats, etc. they will make their own corned beef, pastrami, etc. They will have a full service soda fountain and a fully operational bar serving beer and wine. They will do catering. They have a concession license and a hot dog/taco/sandwich cart to be used for village festivities. They are planning to have outside dining in the park area serving 20/25 people with full service. They plan to have a stone patio area with a flagstone wall and possible outdoor cooking. They may have 20 or more employees. Hours of operation will be 6 a.m. to 9 p.m. during the week and open until 10 p.m. on Friday and Saturday.

They have not settled on a name. They hope to have the bakery open the 2nd week of November to prepare holiday pies and cakes.

This application has already been sent to the County who will review it on 3 November. The Health Dept. will not do their inspection until approval is received from the County and Village Planning Boards. They will require a Certificate of Occupancy.

Ms. Hall made a motion, seconded by Mr. Batha to hold a public hearing on this application on 4 November at 7:00 p.m. Roll Call Vote: Mr. Gladd – Aye, Ms. Hall – Aye, Ms. Barie – Aye, Mr. Batha – Aye, Mr. Cooper - Aye. Carried

Ms. Barie stated for the record that typically this is not something we routinely do but because their application is complete and the applicants showed up on time and because we like to see businesses open we are doing a special meeting for the public hearing. Ms. Barie explained the process regarding the review by the County. Ms. Favreau explained that either Mr. Sluska or Mr. Castro need to be in attendance.

ADJOURNMENT: Ms. Barie made a motion, seconded by Mr. Batha to adjourn at approximately 7:45 p.m. Roll Call Vote: Mr. Gladd – Aye, Ms. Hall – Aye, Ms. Barie – Aye, Mr. Batha – Aye, Mr. Cooper - Aye. Carried

NEXT REGULAR MEETING: Monday, 22 November 2010 at 7:00 p.m. at the Civic Center.

Respectfully submitted,

Geri Favreau
Planning Board Secretary