

Minutes of the special meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, 30 August 2010 at Halstead Hall, commencing at 5:30 p.m.

PRESENT: Mike Tetreault, Tom Murnane, George Coupal, Gerald Duprey, Bob Goddeau, Ann Thurber, Jim Thurber, Christina Bockus, Steven Packwood

RECORDING SECRETARY: Geri Favreau

CALL MEETING TO ORDER: Mr. Cooper called the meeting to order at 5:30 p.m. and began with the Pledge of Allegiance.

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

APPROVAL OF MINUTES: Ms. Hall made a motion to accept the minutes of the 26 July 2010 and 24 August 2010 meetings, seconded by Mr. Batha. Roll Call Vote: Mr. Cooper – Aye, Mr. Batha – Aye, Ms. Hall – Aye, Mr. Gladd – Aye; Carried

COMMUNICATIONS: None

REPORTS OF COMMITTEES: None

SPECIAL USE PERMIT/PUBLIC HEARING: GEORGE COUPAL USED CAR LOT AT 86 CHAMPLAIN ST.:

Mr. Cooper made a motion, seconded by Mr. Batha to open the public hearing. Roll Call Vote: Mr. Cooper – Aye, Mr. Batha – Aye, Ms. Hall – Aye, Mr. Gladd – Aye; Carried

Mr. Duprey inquired how many cars would be allowed. Five cars for sale and three for customers. Mr. Tetreault stated that the fifth car is taking a spot already designated for the bar. Mr. Goddeau inquired how many parking spots are allowed for the whole facility. Mr. Tetreault stated that he believes there are 48 spots available. Mr. Cooper stated that 46 spots are required for the businesses.

Mr. Goddeau inquired how many notices were sent. Fifteen, everybody within 500 feet. Mr. Tetreault explained that there is a program he uses to select the mailing labels. Where will the NYS sign be put stating that this is a dealership. Mr. Coupal stated that it will be on the wall where he has his office.

Mr. Cooper reviewed what was discussed at the last meeting. Hours of operation are Monday-Friday, no weekends, plans for trash will use what is presently on the property, light will come from street lights only, signage will be on building, there will be no flags, there will be writing on the cars.

Ms. Favreau commented that many of the parking spots shown on the plan are gravel and grass and not marked out parking spaces. Mr. Tetreault stated that only the main lot is paved.

Mr. Goddeau inquired how much weight the public comments have on the approval of this application. Ms. Hall stated that she feels all parking spaces should be marked.

Ms. Thurber asked for an update on the bar. Mr. Kahn has not applied for a liquor license, still working on the construction and waiting for an electrical inspection. The Liquor Board needs a Certificate of Occupancy which Mr. Tetreault cannot issue until he has the electrical inspection.

Mr. Batha asked if the only spots to be marked are on the paved area? The approval of the application for the Sports Bar contained a condition that "all spaces on the property be lined." Mr. Tetreault inquired when that application was approved. 20 April 2009. This is an expired permit.

Mr. Goddeau feels that the whole parking lot should be paved and marked. A normal parking space is 9 x 20.

Trucks pull in parallel to the building and park to unload. There are boaters pulling in currently. There is already a lot of traffic. Mr. Batha stated that some of the hours of operation for the current businesses overlap but many do not.

Mr. Duprey stated that he's not anti-business. We need business but anything to keep the area neat and some control to keep the area looking decent will be acceptable to the neighbors. Mr. Batha stated that the cars for sale will be lined up and that should help to get other patrons to park neatly too.

Mr. Thurber suggested instead of paving the gravel areas, put up signs for designated parking.

Mr. Kahn needs to have handicap parking spaces. Regulations are 1/50 parking spaces or 1/business.

Ms. Hall made a motion, seconded by Mr. Gladd to close the public hearing. Roll Call Vote: Mr. Cooper – Aye, Mr. Batha – Aye, Ms. Hall – Aye, Mr. Gladd – Aye; Carried

Ms. Hall made a motion, seconded by Mr. Batha to open the regular meeting. Roll Call Vote: Mr. Cooper – Aye, Mr. Batha – Aye, Ms. Hall – Aye, Mr. Gladd – Aye; Carried

Mr. Murnane stated that handicap should be designated and overall parking spots should be designated. Getting the spaces marked should be a priority and should be done before Mr. Coupal can open his business. There is a different calculation for each type of business located in the plaza.

There will be no repairs, no junk, no debris and Mr. Coupal will use the current garbage dumpsters located on the property.

SEQRA form. Mr. Cooper made a motion, seconded by Mr. Gladd to deem action an Unlisted Action and name the Village of Rouses Point Planning Board the Lead Agency. Roll Call Vote: Mr. Cooper – Aye, Mr. Batha – Aye, Ms. Hall – Aye, Mr. Gladd – Aye; Carried

Mr. Murnane read through the SEQRA form. Ms. Hall questioned noise level when someone is trying out a car. This is a 30 mph zone and Mr. Coupal is required by his insurance company to accompany someone test driving a car. It was determined that it would not be significant. She also questioned the traffic pattern. The lining of the parking lot should take care of this issue. Mr. Cooper made a motion, seconded by Mr. Batha to make a negative declaration. Roll Call Vote: Mr. Cooper – Aye, Mr. Batha – Aye, Ms. Hall – Aye, Mr. Gladd – Aye; Carried

Mr. Goddeau asked if the people on the street will be polled before we make our decision. It was explained that the Board took into consideration the comments from the public and that reasonable conditions would be attached. Mr. Goddeau stated that he is not for this business locating at the plaza. The current zoning law permits this use at this site but the Board can attach conditions. Mr. Tetreault explained that if someone would like a use changed for a particular area, they would need to petition the Village Board.

Ms. Hall made a motion, seconded by Mr. Batha to accept the application with the following conditions. All parking spaces on the pavement on the property will be lined, traffic flow will be designated and marked, handicap parking spaces will be designated (1 per business) and marked, unpaved parking spaces will be marked by signage and Mr. Coupal's cars will be parked in the parking spots as indicated on the plan. Roll Call Vote: Mr. Cooper – Aye, Mr. Batha – Aye, Ms. Hall – Aye, Mr. Gladd – Aye; Carried

SPECIAL USE PERMIT: CHRISTINA BOCKUS “FULLY LOADED” DANCE STUDIO:

Ms. Bockus explained that her application is for a dance studio for teens and adults. Will be open evening hours. The part she will be using is 578 sq. ft.

Mr. Tetreault will have to inspect the building before a Certificate of Occupancy can be issued. He needs to know who the owner is. James Bruce is the Property Manager. Adirondack Bank is foreclosing on this property. Mr. Tetreault requires a letter from the owner (Mary Kelley) of the building with proof of ownership. There is no construction in the building. Mr. Murnane suggested that Mr. Tetreault get a copy of the deed that shows ownership.

Ms. Bockus needs to get a letter from the owner giving Ms. Bockus the authority to speak on behalf of the owner.

This application has been sent to the County and we need their comments before we can make our decision.

Mr. Cooper inquired if we need to do a Site Plan on this application. Ms. Favreau stated that we just changed the law that if there is no construction, we do not need to do Site Plan. This is a pre-existing building and no construction.

The NYPF training will be held on 27 & 28 September. Mr. Batha, Ms. Hall and Ms. Favreau will be available for our regular meeting on 27 September. Ms. Hall also inquired about the part of our law that says we cannot miss more than three meetings. It was stated that this would not pertain to this meeting because some of our members will be at training.

Mr. Cooper made a motion, seconded by Ms. Hall that the public hearing on this application be held on 27 September 2010 at 7:00 or thereabouts. Roll Call Vote: Mr. Cooper – Aye, Mr. Batha – Aye, Ms. Hall – Aye, Mr. Gladd – Aye; Carried

NEW BUSINESS: None

ADJOURNMENT: Ms. Hall made a motion, seconded by Mr. Gladd to adjourn at approximately 6:35 p.m. Roll Call Vote: Mr. Gladd – Aye, Ms. Hall – Aye, Ms. Barie – Aye, Mr. Batha – Aye. Carried

NEXT REGULAR MEETING: Monday, 27 September 2010 at 7:00 p.m. at the Civic Center.

Respectfully submitted,



Geri Favreau
Planning Board Secretary