

Minutes of the meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, 22 August 2011 at Halstead Hall, commencing at 7:00 p.m.

PRESENT: Mike Tetreault, Tom 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, Mr. Cooper, Ms. Barie; Absent: Ms. Hall

APPROVAL OF MINUTES: Minutes of 6 July stated that Mr. Tetreault attended the meeting, he did not. Ms. Barie made a motion to accept the minutes of the 6 July 2011 meeting as amended, seconded by Mr. Gladd. Carried

COMMUNICATIONS: Ms. Favreau gave each member a copy of the phone nos. for each Board member and a copy of the Local Law for 2011 for the Moratorium on Internally Lit Signs in the Village.

REPORTS OF COMMITTEES: None

OLD BUSINESS: None

NEW BUSINESS:

Site Plan Review - Gaines Marina Expansion

Mr. Treadwell explained his project – the expansion of the break wall on the south side of the marina and adding 65 additional slips on the north side of the break wall.

Ms. Barie asked for updates to the application as follows:

1. Did they schedule a meeting with the Clinton County Dept. of Health? Meeting was held on 22 August.
2. Updated parking plan. Property at 23 Manor Drive will be available for parking. Gravel parking area. Used in the winter for boat storage.
3. Proof of the 921 feet of ownership. He has a document from NYSOGS showing what they own and what they rent/lease from the State of New York. Mr. Treadwell will provide a copy showing this to the Board.
4. US Army Corp of Engineers approval. Spoke with them on 25 August and they have to fix one drawing. Has been done and permit will be issued.
5. SHPO Archeo Sensitive Areas approval.
6. Water Quality certificate or waiver from NYSDEC. Part of Army Corp of Engineers letter. Need from appropriate state agency. John Kinosa, Clinton County Health Department – He believes that this refers to the DEC and they have their approval from the DEC.
7. NYSDEC permit for moorings – They have.
8. Underwater land use permit from NYSOGS. They do not have this yet.

They met with John Kinosa from Clinton County Health Department, Gary Molinski from RP Water Plant, someone from Doug Ferris Engineering Office on 22 August. Mr. Kinosa felt they had a very good meeting and this is a very good project. There will be a floating break wall running north/south which will provide separation from the slips from the water intake area. There will be no dock cluster directly over the

intake line. The break wall extension will have four culverts to allow water north and south above it to cross-communicate. The material to build the extension will be placed and not randomly dumped. Will be constructed mid-November to mid-December. More dockage will be available that will allow them to free up some area near the secondary water intake area.

His only issue is the terminus of the break wall to the intake. They will be 100-110'. He would like 200'. He is encouraging Gaines Marina and the Village to add a 40' extension of the water line which would give 140'. Gaines will be employing some techniques which will protect the integrity of the source of drinking water for the Village. Mr. Batha asked if we didn't have 200' now. Mr. Kinosa said that it is closer to 350'. Mr. Batha asked if this will improve the turbidity problems. It is possible that it will improve. Mr. Batha asked who will pay for the extension and felt that it might cost \$500K. Mr. Kinosa said that it would not. He felt it would cost about \$30K. Mr. Kinosa supports this project. Mr. Batha asked if there was a zebra mussel problem. Mr. Kinosa stated that it was much better.

Shot rock will be trucked in and packed in.

We asked Mr. Kinosa for something in writing supporting this project.

Mr. Murnane asked if we had received anything from the County Planning Board. Their meeting is 7 September. Mr. Cooper stated that we should change our meeting so that we can get applications such as this to the County. Ms. Favreau stated that the Planning Board already addressed this issue previously and that we had changed our meeting to better coincide with the County. The applications are sent to the County within a reasonable time as soon as they are received by the Recording Secretary.

Mr. Murnane questioned the parking. He questioned if Joe had a plan to park 200+ cars. He has it but forgot it tonight. Ms. Barie stated that Mr. Treadwell has a plan in place to park cars at his Manor Drive property. Mr. Cooper stated that if he has 100 boats he may have 50 cars. Mr. Cooper states that he has plenty of parking if he enforces parking at Manor Drive. Mr. Tetreault checked the lot during the Canadian shutdown and there was ample parking. Mr. Treadwell stated that on a good weekend there will be 65-70 boats out for every 100. Mr. Batha questioned what the Village Code says. Mr. Tetreault stated 1-1/2 parking spots/slip, dock or mooring. That would be 350 spots. Mr. Batha stated that by allowing a remote parking lot that is not within walking distance of the marina to substitute for required slots that are supposed to be associated with the marina are we setting a precedent? He is concerned that we set a precedent and override Village Law and another Marina owner does not police his own people. We have a law that says one thing and an owner with a plan to do something else. He believes that Gaines Marina will do a good job of policing their people but is concerned about others that will not. Ms. Barie suggested wording: Approved with the caveat that it is recognized that there are only 200 parking locations on site and should it be sold in the future where additional parking has to be proven walkable distance or additional parking at another parcel.

Mr. Murnane requested a copy of the DEC permit. They are waiting for a clean water permit from the Army Corps. Of Engineers. If received prior to next month's meeting, they should provide the Board with a copy. If it is not received, then it should be a part of the condition for approval. Ms. Barie requested that any permits or certificates they receive should be copied for the County Planning Board.

Mr. Murnane questioned doing the construction in November/December. Shot rock will be brought in by dump truck, the truck will back almost to the existing breakwater and then dump in front of the excavator that will pick up the rocks and set them in place. As the breakwater grows, the excavator will be moved. It will be 14' deep in that area. The white buoy is where the end of the break wall will be and the red buoy is the end of the Village water line. Approximately about 30 loads of shot rock a day. Mr. Treadwell was requested to make sure there is good visibility on Lake St. for the trucks. It was stated that if Mr.

Treadwell does not store boats in front of the original Gaines bldg., there should be no problem with visibility.

Public hearing is not required but the Board feels that it is preferred. Ms. Barie made a motion to hold a public hearing on the Gaines Marina Expansion on 26 September, seconded by Mr. Batha. Carried

Special Use Permit – Anchorage Restaurant

Mr. Cooper stated that Mr. Patel previously submitted a plan to rebuild the Anchorage that was approved. He changed his plan slightly and will not be putting a bar in the cellar. He does not need a set back for the front porch because he set the stairs back in. Mr. Batha stated that there appears to be more emphasis on restaurant than lounge area. Fred Keil, Architect, stated that they incorporated the recommendations from the previous plan and will be using the existing foundation, same parking as previously, quite a bit of landscaping using present bushes, keeping portico, deck in front of building with set back of 16' from Academy, the deck will be 2-3' high, deliveries in the back, attachment to back that will mostly storage or coolers, no parking being taken away from motel, 2-3 handicap parking near entrance, ramp leading up to building, ceiling height of 12' on the inside, peak will be below 32', color will be the same as motel, siding and lights will be incorporated, sign and in-ground lighting will remain where is, lighting will be down cast with no glare. Construction is anticipated to start as soon as possible after 26 September. Hopefully opening around Christmas/New Year's. Mr. Batha suggested that they meet with the Mayor about possible help with lighting, etc.

Still need County Planning Board comments. Mr. Murnane suggested that they attend the County Planning Board meeting on 7 September, 5 p.m. in the first floor meeting room at the Clinton County Government Center. It was recommended that Mr. Treadwell attend the County meeting also.

Mr. Cooper asked Ms. Penfield if she had any comments. She thanked the Treadwells and Mr. Kinosa for coming and their efforts on behalf of the Village.

Ms. Barie made a motion to hold a public hearing on Anchorage Restaurant at meeting on 26 September, seconded by Mr. Gladd. Carried

PUBLIC COMMENT:

ADJOURNMENT: A motion was made to adjourn at approximately 8:05 p.m. by Ms. Barie, seconded by Mr. Gladd. Carried

NEXT REGULAR MEETING: Monday, 26 September 2011 at 7:00 p.m. at the Civic Center.

Respectfully submitted,



Geri Favreau
Planning Board Secretary