

Minutes of the meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, 23 May 2011 at Halstead Hall, commencing at 7:00 p.m.

PRESENT: Tom Murnane, Mike Tetreault, Joe Treadwell

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; Ms. Hall

APPROVAL OF MINUTES: Mr. Cooper amended the minutes of the 25 April 2011 to include the following: Motion by Mr. Gladd, seconded by Ms. Hall to hold public hearing on Special Use Permit for Gaines Marina at the regular monthly meeting on 23 May 2011. Roll call vote: Mr. Gladd – Aye, Ms. Hall – Aye, Ms. Barie – Aye, Mr. Cooper – Aye, Carried. Ms. Barie made a motion to accept the minutes of the 25 April 2011 as amended, seconded by Ms. Hall. Carried

COMMUNICATIONS: None

REPORTS OF COMMITTEES: None

OLD BUSINESS: PUBLIC HEARING FOR SPECIAL USE PERMIT – GAINES MARINA & SERVICES, INC. TO BUILD BOAT REPAIR SHOP AT 23 MANOR DRIVE

Motion to open the Public Hearing by Ms. Barie, seconded by Mr. Batha. Carried

Mr. Batha asked if we had received clearance from the County Planning Board on this application.. Ms. Barie stated that they disapproved this application and Mr. Murnane explained that this Board can overturn their decision with a vote of majority plus one. Ms. Barie questioned what was found out about the access drive. Mr. Murnane explained that Manor Drive had not been dedicated to the Village. He followed up with the Attorney involved at that time. Mr. Murnane tracked down some maps prepared by Sutherland's office regarding the original parcel that was deeded to the Senior Housing and the subsequent parcel which was the road and the original map done in 2000 and another map done in 2004. He ordered a title search on the road property which showed a HUD mortgage on the Housing and the road. He is trying to contact HUD to see if they will release the road so that it can be dedicated to the Village. Sutherland's office is updating the maps which had never been recorded. They will then be filed and a release for the road will be obtained.

Gaines Marina has access off Lake St. from Beverly Drive which accomplishes the issue of road frontage. Ms. Barie questioned the impact on residents of Beverly Drive. There could be an issue but it is hoped that the Manor Drive will be resolved. Mr. Batha stated that he created Senior Housing and that he had been on the board for 20 years and was not aware that there is a mortgage on it.

Ms. Barie questioned what happens if the Village cannot acquire Manor Drive. Mr. Treadwell stated that he can access his property from Barnes St. Mr. Batha asked if this was the only question the County had. The County questioned set-backs, access, parking, drainage, signage on the property. Mr. Treadwell has addressed these issues. Mr. Batha suggested that Mr. Treadwell send a letter to the Senior Housing Board and Mr. Batha will call a meeting of the Board this week and they will give Gaines Marina permission to use the road until such time that it gets deeded to the Village.

Ms. Favreau stated that Mr. Treadwell has a couple of lots on Beverly Drive which is a C7 zone. There is no drive through or gate from those lots to his boat storage property. She questioned if it would be allowed in that zone if necessary for Mr. Treadwell to access his property through the Beverly Drive lots. Mr. Bechard is looking to sell lots for residential use on Beverly Drive. Mr. Murnane stated that it is preferred that he use Manor Drive. Ms. Favreau stated that using Barnes St. would be a better street to use instead of Beverly if Manor Drive is not available. Mr. Treadwell stated that he is trying to stay off the state highway but he has a state permit if he needs to use the state highway. Mr. Tetreault stated that if he can get permission for Manor Drive, then using Beverly or Barnes is a dead issue.

Motion to close the Public Hearing by Mr. Gladd, seconded by Mr. Batha. Carried

Motion for the purpose of SEQRA deem an unlisted action and to name Rouses Point Planning Board Lead Agency by Ms. Barie, seconded by Mr. Gladd. Roll Call Vote: Ms. Hall – Aye, Ms. Barie – Aye, Mr. Batha – Aye, Mr. Gladd – Aye, Mr. Cooper – Aye; Carried Mr. Murnane read through the SEQRA. Motion to make a Negative Declaration by Ms. Barie, seconded by Mr. Batha. Roll Call Vote: Ms. Hall – Aye, Ms. Barie – Aye, Mr. Batha – Aye, Mr. Gladd – Aye, Mr. Cooper – Aye; Carried

Discussion followed concerning the condition to be attached to the approval of this application. Ms. Barie stated that she was concerned about the time it would take to receive the easement and that it would hold up Mr. Treadwell from proceeding with his building. Mr. Batha stated that he would take care of it as soon as he received the letter from Gaines Marina.

Motion to approve this application with the condition that Mr. Treadwell receives temporary approval from the Senior Housing Board to use Manor Drive as access to his property until such time that it is deeded to the Village of Rouses Point by Mr. Cooper, seconded by Ms. Hall. Roll Call Vote: Ms. Barie – Aye, Mr. Batha – Aye, Mr. Gladd – Aye, Mr. Cooper – Aye. Carried

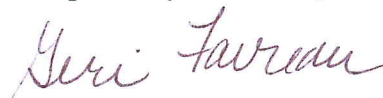
NEW BUSINESS: None

PUBLIC COMMENT: None.

ADJOURNMENT: A motion was made to adjourn at approximately 7:28 p.m. by Ms. Barie, seconded by Ms. Hall. Carried

NEXT REGULAR MEETING: Monday, 27 June 2011 at 7:00 p.m. at the Civic Center.

Respectfully submitted,



Geri Favreau
Planning Board Secretary