

Minutes of the meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, 24 September 2012 at Halstead Hall, commencing at 7:00 p.m.

PRESENT: Tom Murnane, Michael Tetreault

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: Ms. Hall, Mr. Cooper, Mr. Batha, Mr. Gladd, Mr. Roush

APPROVAL OF MINUTES: Ms. Hall made a motion to approve the minutes of the 23 July 2012 meeting; Seconded by Mr. Batha; Aye Carried

COMMUNICATIONS: None

REPORTS OF COMMITTEES: None

OLD BUSINESS: None

NEW BUSINESS: Site Plan Review: Rouses Point Yacht Club (Justin Roberge)

Mr. Roberge explained his application to build a new clubhouse. It will be closer to the lake than the previous building and in the middle of the property. Mr. Cooper asked if it would be on the sewer line and it will not be. There is no second floor. Plans show that it will be built on pilings but they will be talking with Mr. Tetreault to build it on a concrete slab instead. Mr. Tetreault said that is OK as long as it complies with the building code. It will be approximately 12" off the ground. The building will 102' above sea level. There are three bathrooms and a community room. The siding will be tan vinyl and shingle roof which meets the guidelines for C1 zone and meets code. Mr. Cooper asked if there were any questions from the public. The building will be 150' from the street. Mr. Tetreault stated that the building meets the guidelines in the Code Book and is satisfied with the project.

Mr. Tetreault inquired about lighting. There will be a light next to the door. No big street lights or motion lights. Lighting needs to be tasteful and downward cast which will not bother neighbors or travelers.

Parking – Mr. Roberge stated that they had Use Variance Application approved by the Zoning Board which included parking and dumpster location. At that time, the parking was planned around the old building which has been since removed. There were 14 + 9 parking spots. Mr. Roberge is preparing a modification to the Zoning Board for additional parking. They originally had plans for 16 boats which required 24 parking places (1.5 places/boat). Mr. Tetreault requested a Site Plan drawn to scale to show where the building will be located and the side lot lines. They have made provisions to accommodate for the potential for a full parking lot. The pier is 180' long and can park along that area.

Mr. Roberge will be applying to the Zoning Board for a variance for 30 boats. They will all be within the lines of the property. No moorings, all along the dock. The Planning Board is only concerned with the building.

Signage – They will work with Mr. Tetreault if and when they intend to erect signage.

C1 zone has no set-backs.

Landscaping – They will keep existing trees and will change fence eventually.

Mr. Dan Letourneau inquired if they were to go beyond their capacity for parking if they would be afforded the same opportunity to offer valet parking as was granted another marina. Mr. Cooper said that he would be.

Ms. Hall made a motion to hold the Public Hearing and do SEQR at the next regular Planning Board meeting on 22 October 2012, seconded by Mr. Roush. Carried.

Mr. Roberge was encouraged to attend the County Planning Meeting on 3 October in case they have questions about the project.

PUBLIC COMMENT: None

ADJOURNMENT: Ms. Hall made a motion to adjourn at 7:40 p.m.; Seconded by Mr. Batha. Carried

NEXT REGULAR MEETING: Monday, 22 October 2012 at 7:00 p.m. at the Civic Center.

Respectfully submitted,



Geri Favreau
Planning Board Secretary