

Minutes of the regular meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, February 25, 2013 at Halstead Hall, commencing at 7:00 p.m.

**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 VOTE:** John Cooper, Shirley Hall, Donald Gladd, Chuck Roush

**ALSO PRESENT:** Attorney Tom Murnane, Clifford Sterling, Code Enforcement Officer

**ABSENT:** Tom Batha

**RECORDING SECRETARY:** Carol A. Hanfield, Planning Board Secretary

**APPROVAL OF THE MINUTES:** Mrs. Hall made a motion to approve the minutes of the January 28, 2013 meeting; Seconded by Mr. Gladd; AYE CARRIED

**APPROVAL OF THE MEETING DATES:** Mrs. Hall made a motion to approve the meeting dates as presented; Seconded by Mr. Roush; AYE CARRIED

**CORRESPONDENCE:** There was no correspondence

**PUBLIC HEARING: SEQR FOR Special Use Permit for Saxony Apartments/Marc Chapman**

Mr. Gladd made a motion to open the Public Hearing; Seconded by Mr. Roush; AYE CARRIED

Mr. Gladd made a motion to close the Public Hearing at 7:09 p.m.; Seconded by Mr. Roush; AYE CARRIED

Mr. Andrew West, Chazy, NY questioned the Board about property that he was interested in possibly purchasing across from Stewart's on the lake side just a little bit north. Discussion followed.

**REGULAR SESSION:**

Mr. Cooper asked if anyone had any questions regarding the new parking plan submitted by Mr. Chapman. Mrs. Hall asked if there was enough space for turning around and was told yes.

Mr. Sterling stated that he had concerns about the parking spots off Lake Street. His concern was if there was enough room for the vehicles to turn around and drive out. Mr. Chapman said that he has driven his car in there and did not have any issue with turning around.

Mr. Roush stated that his original question about the 5' space on the residential side of the property which has been addressed in the plan. Mr. Chapman said that they put the spot under the deck.

Mr. Cooper asked the Board members if they were in agreement with the new plan and they all were.

Mr. Gladd made a motion to deem this an Unlisted Action and the Village of Rouses Point Planning Board be Lead Agency of this project; Seconded by Mr. Roush. ROLL CALL VOTE All Ayes

Attorney Murnane proceeded to review with the Planning Board, Part II of the SEQR. All answers were NO.

Mrs. Hall expressed concerns about the neighborhood character with the section that comes out in the front and that it is an eyesore for quite a while. Attorney Murnane said that this was discussed at the previous meeting and Mr. Chapman said that this area would be cleaned up. He stated that this could be conditioned as part of our approval of this project and it will address that issue. Shirley Hall agreed to this because she said she knows people in the neighborhood who are concerned about it. Attorney Murnane said we can condition overall approval of the project before building permits or things like that can be issued.

Mr. Chapman asked if the main objection was the railing on the outside and the concrete block. Mrs. Hall said the extra stone blocks should be removed also. Mr. Chapman said that he was planning on using the stone for around the green area. They wouldn't be on the top where they are now but moved to the other side as part of the landscaping. This is implicated on the plan. Mr. Cooper said that he needs time to finish up the job. Attorney Murnane suggested that before a Certificate of Occupancy be issued that this cleanup will be completed. Attorney Murnane continued with the completion of the SEQR.

Mrs. Hall made a motion to deem this project a Negative Declaration; Seconded by Mr. Roush; AYE CARRIED

Attorney Murnane asked that two conditions be attached as follows:

- 1) The project be completed per the new parking plan
- 2) Prior to a Certificate of Occupancy be issued for the apartments that the blocks, trucks and other vehicles and debris be removed from the property.

No one will be able to occupy the apartments until everything is cleaned up.

Mr. Sterling asked Mr. Chapman when he plans on moving forward with the project. Mr. Chapman said he plans on working on the inside until the weather breaks and then he will work outside. He will start removing the vehicles and start cleaning it up. Mr. Roush asked if the sheetrock has been installed in any of the rooms or is it all just studded up. Sheet rock will be going up. He will be installing 5/8" fire rated. He has already started in one room. Mr. Sterling told him that he will be inspecting this before he moves forward. Mr. Chapman asked if each unit is approved before a certificate can be issued. Mr. Roush asked if future tenants are lined up and was told that he has received many calls. Discussion followed.

Mr. Roush made a motion to approve this application for a Special Use Permit with conditions; Seconded by Mrs. Hall; AYE CARRIED

**NEW BUSINESS:** There was no new business

**NEXT REGULAR MEETING:**

The next meeting will be held on Monday, March 25, 2013 at 7:00 p.m. at the Civic Center

**ADJOURNMENT:**

Mr. Gladd made a motion to adjourn at 7:25 p.m.; Seconded by Mr. Roush ; AYE CARRIED

Respectfully Submitted,

A handwritten signature in cursive script that reads "Carol A. Hanfield".

Carol A. Hanfield

Planning Board Secretary



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**ROLL CALL VOTE:** John Cooper, Shirley Hall, Tom Batha, Donald Gladd

**ALSO PRESENT:** Attorney Tom Murnane, Clifford Sterling, Code Enforcement Officer

**ABSENT:** Charles Roush

**RECORDING SECRETARY:** Carol A. Hanfield, Planning Board Secretary

**APPROVAL OF THE MINUTES:** Mr. Gladd made a motion to approve the minutes of the February 25, 2013 meeting; Seconded by Mr. Batha; AYE CARRIED

**CORRESPONDENCE:** There was no correspondence

**OLD BUSINESS:** There was no Old Business

**NEW BUSINESS: Chaudary Khan – Ali Plaza – Request for a Special Use Permit**

Mr. Cooper asked CEO Sterling if they should start with the cleanup. Mr. Sterling said that with the amount of complaints YES. He said this is not going to cost a lot to clean up most of it is cement blocks along with other free fill. It is not a safety hazard and in his opinion the fence should come down because there is no reason to keep it up.

Atty. Murnane was in agreement with Mr. Sterling and stated that with the number of complaints the Village has received they have been very cooperative with the applicant, giving him time to get his insurance straightened out. He removed most of the structure but doesn't know why the structure that is left there is even there. He agrees that if removed it would make the whole area much more attractive. It may even attract some tenants not seeing a slab with a fence around it. He expressed some concerns that in the past there was an electric easement but that has been taken care and is okay. There was also concern about the intersection and the shrubs and plantings that are obstructing the view coming off Academy Street. He stated that there is nothing in the plan that addresses the dumpsters either. Mr. Cooper stated that he looked at the visibility issue on the corner and he can see the sign being moved. He addressed the tanks and said if they pass inspection the issue of the vent pipes should be addressed. He doesn't believe it is a big issue but if it is too expensive we could live with that, but the sign on the corner should go.

Mr. Murnane stated that these are the concerns he has about this project and agrees that before the owner starts to rebuild that he should have the area cleaned up. He doesn't think it will be expensive or time consuming but it will benefit him in the long run if he does clean it up. Mr. Sterling said that he has to bring in a dumpster because he has to rip out half of the inside of the store so he may as well clean up the area.

Mr. Cooper said this is why the board needs to get a site plan showing the elevations of the building. He is talking about replacing the damaged trusses and will he be changing the roof line and façade in the front. He would like a plan showing the building restored.

Mr. Murnane asked if this had been sent to the County. The Clerk stated that she had sent it. This will be on the county agenda for next month for their review. Eventually we will have to do the SEQR.

Mr. Gladd said that he would like to see this building rebuilt and see the eyesore taken away. Mrs. Hall said that she would like to see it a little more neighborhood friendly. Mr. Cooper said the Board is in agreement as far as the rebuilding goes. Mr. Batha said if he rebuilds it to look like it does then we don't have anything to say about it but if he changes the outside we can say what we want. Mr. Cooper said that this is like a new building with it being over one year so we have options. This is why he would like to see plans showing us what the building is going to look like.

Joe Treadwell asked if an Engineer had to look over the building. Mr. Sterling said it was looked over by Thomas LaBombard P.E. Mr. Cooper read some of the information from the plan. Mr. Sterling said that there is no way to know what is above the ceiling. There is no way of knowing how bad it is in there. Discussion followed.

Mr. Cooper stated that because no one showed up to represent Mr. Khan the board needs to decide to move forward. Attorney Murnane said that until the county sends back their decision nothing can be done anyway. It was suggested that a letter be sent to Mr. Khan with the board's request. Mr. Sterling stated that he spoke to Mr. LaBombard and told him what was required for this project.

Mr. Batha suggested that the following information be stated in the letter to Mr. Khan that it is requested that before anything is approved we want the lot cleaned up and the fence removed. We need to see a plan showing the elevations and sketches of the building. This was sent to the county and we are waiting to hear back but need this information to proceed.

The Clerk was asked to send a letter to Mr. Khan and in the letter state that he is required to attend the next meeting or have his engineer or representative be present. Mr. Khan needs to send a letter of representation to the Board regarding this. A detailed drawing of the building plans with elevations needs to be given to the board and if he complies we can meet next month and hold the public hearing in May and complete the SEQR.

**ADJOURNMENT:**

Mrs. Hall made a motion to adjourn at 7:15 p.m.; Seconded by Mr. Gladd ; AYE CARRIED

Respectfully Submitted,

A handwritten signature in cursive script that reads "Carol A. Hanfield". The signature is written in dark ink and is positioned above the printed name and title.

Carol A. Hanfield  
Planning Board Secretary