

## DRAFT MINUTES

Minutes of the regular meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, June 24, 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; Tom Batha; Donald Gladd; Chuck Roush

**ALSO PRESENT:** Clifford Sterling CEO;

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

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

**CORRESPONDENCE:** There was no correspondence

**PUBLIC HEARING: Chaudary Khan, Ali Plaza – Request for a Special Use Permit**

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

Mr. Cooper asked if anyone had any questions as to what Mr. Khan is doing.

Mrs. Hall stated that she had concerns about the architecture of the building and is it going to be more neighborhood friendly. Mr. Cooper said it is going to be the same as it was. Mrs. Hall said that it is right in a neighborhood and other people have made their buildings neighborhood friendly. Mr. Cooper said that he is only doing reconstruction we can't ask him to change the plans. Mrs. Hall then asked if we can ask him to change the front a bit.

Mr. Sterling said that Mr. Khan is only remodeling what burnt and technically he can bring it back to what the original building looked like. If he chooses to he can change the color or upgrade that is his choice. We are asking that it be cleaned up around like the tall grass; cement; and clean around the back to make it more presentable. Mr. Batha stated that this would be more beneficial to his business. Mr. Khan agreed that he would be cleaning it up.

Mr. Sterling asked about the gas pumps because he knows the DEC has been involved. Mr. Khan said that he had been notified by DEC and that he will fix the concrete on the bottom of the tanks and he will be complying with the regulations. Mr. Sterling asked if it had to be tested because of not being any fuel in there for a while. Mr. Khan said that this has been taken care of and he will be compiling with DEC on this. Mr. Thomas LaBombard, Engineer for Mr. Khan, stated that there is are regulatory testing requirements. Mr. Sterling said that he had concerns about the pump that is leaning. Mr. Khan has spoken to Mr. Mulvey from the DEC about this. Discussion followed.

No one else chose to address the Board or Mr. Khan on this issue. Mr. Roush made a motion to close the Public Hearing; Seconded by Mr. Gladd; AYE CARRIED

**REGULAR SESSION:**

Mrs. Hall made a motion to go into Regular Session; Seconded by Tom Batha; AYE CARRIED

Mr. Gladd made a motion to deem this application an Unlisted Action; Seconded by Mr. Batha; AYE CARRIED

Mr. Roush made a motion to deem the Planning Board as the Lead Agency in this Project; Seconded by Mr. Batha; AYE CARRIED

The Board then reviewed Part II of the SEQR answering NO to all questions

Mr. Batha made a motion to deem this application a Negative Declaration; Seconded by Mr. Roush; AYE CARRIED

Mr. Cooper asked for a motion to approve the Special Use Permit. Mr. Roush made a motion to approve the Special Use Permit; Seconded by Mr. Gladd; ROLL CALL VOTE All Ayes

**NEXT MEETING:**

The next scheduled meeting will be held on July 22, 2013.

**ADJOURNMENT:**

Mr. Roush made a motion to adjourn at 7:14 p.m.; Seconded by Mr. Gladd; AYE CARRIED

Respectfully Submitted,



Carol A. Hanfield

Planning Board Secretary