

Minutes of the regular meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, March 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, 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 black ink and is positioned above the printed name and title.

Carol A. Hanfield
Planning Board Secretary