

Minutes of the regular meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, August 25, 2014 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 CEO; Dean Lashway representing Mr. Couch; and Dan Letourneau representing John Mott.

ABSENT: Charles Roush;

RECORDING SECRETARY: Carol A. Hanfield, Planning Board Secretary

APPROVAL OF THE MINUTES: Tom Batha made a motion to approve the minutes of the July 28, 2014 meeting; Seconded by Donald Gladd; AYE CARRIED

PUBLIC HEARING:

Chairperson Cooper announced that there are two Public Hearings scheduled for tonight however, the notices were not sent out to the residents within the 500' radius so decisions cannot be made this evening. He asked for a motion to open the Public Hearing for Ron LeBlanc for a Special Use Permit.

#1 - Special Use Permit required for Ron LeBlanc, Border Runners, LLC, to rent space for the operation of a Bottle Redemption Facility at 8 Lake Street

Shirley Hall made a motion to open the Public Hearing; Seconded by Tom Batha; AYE CARRIED
Chairperson Cooper asked if anyone wished to address anything during this Public Hearing for Mr. LeBlanc regarding his request.

Shirley Hall asked that there be no cans left out. Chairperson Cooper stated that it was discussed at the previous meeting that there would be no messes left out. He said that he is now working on the lease with the Leasee and hopefully it will go good, nothing is final yet.

Shirley Hall made a motion to table the Public Hearing at this time until another meeting can be scheduled; Seconded by Donald Gladd; AYE CARRIED

Shirley Hall made a motion go back into regular session; Seconded by Donald Gladd; AYE CARRIED

#2: Request from Paul Couch, Couch Properties, LLC, to subdivide land into a separate 0.47 acre parcel from the existing 2.45 acre tract of land to be merged with the westerly adjacent land owner.

Tom Batha made a motion to open the Public Hearing on the Couch Subdivision; Seconded by Shirley Hall; AYE CARRIED

Chairperson Cooper stated that this Subdivision was discussed at the previous meeting and that Dean Lashway, representing Couch Properties, was present for any questions along with Dan Letourneau, representing John Mott.

Dan Letourneau stated that they are merging the two properties and with not being able to get approved tonight is placing them in a situation as they have a contractor who is scheduled to start on the roadwork. He asked the Board if they could schedule a meeting for Tuesday as he will be away on Wednesday. Discussion followed.

Shirley Hall made a motion to table this Public Hearing until a later date; Seconded by Donald Gladd; AYE CARRIED

Dan Letourneau said that he understood that with the last subdivision that was done with Mr. Couch there was concern with one resident who did not want anything behind her property. Since that time the grass is kept mowed and the 30' green space is meticulously maintained. Some use it for gardening along and other things. If this resident is concerned about having something back there and she wanted a privacy fence he would put one up. The neighbors next door have said that they do not want a fence installed. Mr. Mott is willing to accommodate all of these residents. At this point the plan is to connect the two properties so it will be a connector road. Instead of driving around by Route 2 it is much safer for traffic to do this. It will take time to build this road costing Mr. Mott thousands of dollars. Dan asked that the Board schedule this meeting as soon as possible. Discussion followed.

Shirley Hall made a motion to table the Public Hearing to a later date; Seconded by Donald Gladd; AYE CARRIED

Tom Batha made a motion to authorize the Planning Board Secretary to publish the Legal Notices for the continuation of both Public Hearings; Seconded by Shirley Hall; AYE CARRIED

Attorney Murnane arrived late and asked if the application from Mr. LeBlanc had been discussed. He stated that he was in the Village today for a meeting and had looked at his application and asked Mr. Sterling to notify Mr. LeBlanc and ask him to provide more details showing a Site Plan for the review. In looking at it today Attorney Murnane asked that there be some sketches of the property; signage; outside storage and a floor plan of the inside. He explained that we need to see what other details are going to be inside as well as outside. He asked Mr. LeBlanc to make sure there is adequate parking for the employees or customers. It is nice to have a sketch showing this so if there is something that needs to be addressed it will be in the file. Mr. LeBlanc said he wanted to make a few more changes on his sketched plan. Attorney Murnane suggested that Mr. LeBlanc also list the hours of operation as well. Discussion followed.

Clifford Sterling, CEO, asked about the lot owned by Mr. Mott and whether it should have a Special Use Permit because it is in a C3 Zone and under Marina, Boats and Rentals it is required to have a Special

Use Permit. Dan Letourneau explained that it is an Accessory Use which is an extension of his existing property that it is attached to. Mr. Sterling explained that the other yard is not in the C3 Zone. Dan explained that under C3 there is an X for Accessory Use. Attorney Murnane reviewed the plan. The property being subdivided is between the Mott property on the east (Mott Marine/Boat Storage) and on the west side it is used for general storage.

Mr. Sterling asked if there was ever a Special Use Permit approved for the Mott property on the west side. Mr. Sterling explained that he presented this because if Mr. Mott needs to obtain a Special Use Permit it can be addressed after the subdivision. Dan Letourneau explained the Accessory Use of the property which is permitted in C3 zone and that those parcels will be merged into one parcel. Discussion followed.

Attorney Murnane said that it would be a condition of the subdivision approval because that parcel has no road frontage so it has to be merged with the other properties or an Area Variance because of having zero road frontage on that parcel. He asked if there were existing permits on both sides for the marina business with a parcel on the east and on the west. Dan Letourneau explained that the marina was across the road. Attorney Murnane then asked if the use on the property that abuts this is a pre-existing, non-conforming use that was used for a marina business and was told NO. Mr. Sterling said that when they re-did the bridge they made a parking lot to accommodate all of the trucks during the time of construction on the west side and when they left John started to use it for storage of his boat trailers and other equipment. Attorney Murnane asked about the parcel on the east side. Dan Letourneau explained that on the east side is where the boat repair business called Mott Marine is located and within that business there is boat storage in the back during the winter. Attorney Murnane asked if that has been existing. Dan said he would bring in specifics as to when and how it was built. Discussion followed.

Mr. Sterling explained that this has been brought to his attention. Dan Letourneau explained that Mr. Mott's lot continues westward and Josh Reid bought the remainder of it so that took care of all of Rodney Wright's lot which is behind the hedge and Paul Couch wanted a 40' buffer between them. Attorney Murnane asked what he is going to do with the property and was told that he is going to build a road to connect the two lots together.

Mr. Sterling again asked if Mr. Mott needs to get a Special Use Permit to store equipment on the lot on the west side explaining that his reason to bring this up during the meeting is because the board and Attorney are all here to discuss it. Discussion followed and it was determined that if a Special Use Permit is required then it can be addressed at a later date with Mr. Mott.

COMMUNICATION:

None

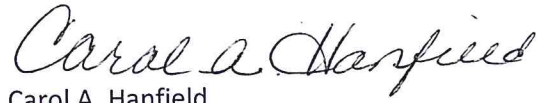
NEXT SCHEDULED MEETING:

The next scheduled meeting is September 22, 2014

ADJOURNMENT:

Tom Batha made a motion to adjourn at 7:40 p.m.; Seconded by Shirley Hall; 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