

Minutes of the regular meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, September 22, 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, Charles Roush

**ALSO PRESENT:** Attorney Thomas Murnane; Clifford Sterling, CEO;

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

**#1: Special Use Permit required by Ron LeBlanc, Border Runners, LLC, to rent space to a Cliff Parah for the operation of a Bottle Redemption Facility at 8 Lake Street, Rouses Point, NY**

Donald Gladd made a motion to open the Public Hearing for Ron LeBlanc, Border Runners, LLC;  
Seconded by Charles Roush; AYE CARRIED

Chairperson Cooper stated that this is the continuation of the Public Hearing for a Special Use Permit for the operation of a Bottle Redemption Facility to be located at 8 Lake Street, Rouses Point, NY and asked if anyone wished to address the Board or Mr. LeBlanc regarding this issue.

Christopher Barie, 24 Lake Street, stated that he has concerns regarding the redemption center. He stated that there are two redemption centers that he is aware of one being at the south end of Lake Street in Rouses Point which is an eye sore. He also commented on the Mobil Station in Vermont and how that redemption center is contained inside and prefers that this one be ran that way keeping everything inside. He commented that his back yard has a view of this property and hopes everything stays in-doors as he is concerned about having mice and skunks on his property. Shirley Hall said that everything is to be totally kept inside the building. John Cooper said he spoke to Ron LeBlanc when this was first proposed and everything will be inside. Mr. Barie's next concern was about the signage and lighting. It is the first thing you see when coming from Canada or Vermont - what kind of impression do you want to make on the community?

Clifford Sterling, CEO stated that the signs have to be according to code. A sign can be mounted on the wall or a stand-alone. There are codes that will have to be met and approved. You have to follow the codes.

Shirley Hall commented on the garbage containers on the front side of the building and asked if they could be moved to the side. Clifford Sterling stated that they had this discussion and suggested that a fence be installed as the project moves forward covering the garbage containers. Attorney Murnane suggested that the dumpsters be moved further back making them accessible and that screening was a good idea. Mr. LeBlanc said he owns 10' on the side and back of the building. Mr. Sterling explained that Mr. LeBlanc is presently working on fixing up the front of the building. Discussion followed.

Shirley Hall made a motion to close the Public Hearing and go back into regular session; Seconded by Tom Batha; AYE CARRIED

Shirley Hall made a motion to deem the Rouses Point Planning Board as the Lead Agency for the purpose of SEQR and designate this action as an Unlisted Action; Seconded by Tom Batha; AYE CARRIED

Attorney Murnane started to review Part II of the SEQR by asking if there were any comments regarding the Part I Section which Page 3 had to be completed. As there were no comments Attorney Murnane proceeded with the questions. All questions were answered NO by the Planning Board.

Tom Batha made a motion to deem this a Negative Declaration; Seconded by Shirley Hall; AYE CARRIED

Charles Roush made a motion to approve the Special Use Permit for Ron LeBlanc to operate a Bottle Redemption Center at property located at 8 Lake Street; Seconded by Donald Gladd; AYE CARRIED

#### **APPROVAL OF THE MINUTES:**

Shirley Hall made a motion to approve the minutes of the August 25<sup>th</sup> as presented; Seconded by Tom Batha; AYE CARRIED

Charles Roush made a motion to approve the minutes of the Special Meeting held on September 2, 2014 as presented; Seconded by Shirley Hall; (4) AYES (1) ABSTAIN (John Cooper)

#### **NEW BUSINESS:**

##### **1) Application from Joe Treadwell to convert two (2) building lots into storage and future repair shop for Gaines Marina:**

Mr. Joseph Treadwell, owner of Gaines Marina, explained that he purchased two lots on Beverly Drive to build a home and has decided not to build so he would like to move his fence and turn the two lots into storage for his sailboat mast and eventually a repair shop for his marina. He checked with Chazy Hardware and they have no problem with this being done. Tom Batha asked about the lots on Beverly Drive and stated that eventually they are going to convert this to industrial or commercial. Mr. Treadwell stated that Chazy Hardware owns four (4) lots on the south side of the street to eventually build duplexes. Discussion followed.

Charles Roush made a motion to authorize the Planning Board Secretary to publish a Legal Notice to hold a Public Hearing on October 27, 2014; Seconded by Tom Batha; AYE CARRIED

##### **2) Application from Holli Filion, 65 Church Street, to Sub-divide existing property into two (2) lots:**

Mr. Gerald Peete was present to represent Holli Filion. Clifford Sterling stated that these would be undersized lots. The present structures have been there since the 60's. He stated that he contacted the State and they said it is to be addressed at the local level. The lots both being undersized is the concern.

Attorney Murnane had concerns about the structures and along with Clifford Sterling looked at the pictures of the two lots which was reviewed by Board members. Mr. Peete said that the present structures have separate addresses, 65 Church Street and 76 Chapman Street. Attorney Murnane stated that the size of the lots creates an area variance issue because it predates zoning. Discussion followed.

Clifford Sterling stated that if the subdivision is allowed either owner can build new homes as they would have to comply with the building code. He suggested that a request for an Area Variance be submitted before the property can be subdivided. The Zoning Board has to look at it to see if it needs an area variance. The lot size is the issue. Discussion followed.

Charles Roush made a motion to table this request until the October 27th meeting; Seconded by Tom Batha; AYE CARRIED

**ADJOURNMENT:**

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

**COMMUNICATION:**

None

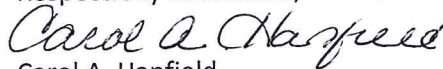
**NEXT SCHEDULED MEETING:**

The next scheduled meeting is October 27, 2014.

**ADJOURNMENT:**

Tom Batha made a motion to adjourn at 7:40 p.m.; Seconded by Don Gladd; AYE CARRIED

Respectfully Submitted,



Carol A. Hanfield

Planning Board Secretary