

Minutes of the Special meeting of the Zoning Board of Appeals of the Village of Rouses Point, New York held on January 9, 2017 at the Village of Rouses Point Village Office 139 Lake Street, Rouses Point, NY commencing at 4:30 p.m.

Present: Patricia Birkett
Pamela Gadway
Mike Casey
Karin Thone

Recording Secretary: Donna J. Boumil

CALL TO ORDER:

Chair Pat Birkett called the meeting to order at 4:30 p.m.

REGULAR SESSION:

MINUTES:

Motion by Pam Gadway to approve the December 12, 2016 Minutes and December 21, 2016 Special Zoning Board Meeting; Seconded by Mike Casey; AYE CARRIED

COMMUNICATIONS:

There were no communications

OLD BUSINESS:

This is no old business

NEW BUSINESS:

Comments from the public:

Christina Vanier owner of Sandi's Deli stated her support for the expansion of the Rouses Point Yacht Club. She continued to say that the Yacht Club brings a great deal of business to the Deli.

Rouses Point Yacht Club:

An application for a Use Variance was submitted to the Zoning Board of Appeals to expand the existing marina from 30-41 vessels. 16.5 additional parking lots are required.

Chair Pat Birkett provided a timeline of the history of the Rouses Point Yacht Club and Use Variances.

- This is the 3rd Application for Use Variance – expansion from 30-41 vessels
- Mr. Justin Roberge stated that he has submitted applications regarding the expansion to the Army Corp of Engineers, DEC and OGS and is waiting for responses
- Mr. Roberge explained the need for additional parking and provided a modified diagram of the parking area. Mr. Roberge also mention that there may be parking available on the North side of Chapman Street and possible the Village parking lot.

Chair Pat Birkett sited the following:

Zoning Law 120.44:

“All marinas shall provide and maintain at their own expense a parking lot of sufficient size to provide for 1 ½ spaces per each boat docking or mooring space.”

“All marinas shall provide and maintain at their own expense adequate fire lanes allowing access by appropriate fire-fighting apparatus to all area of the marina, including but not limited to parking lots and boat docking a mooring slips. Parking lot roads designated as fire lanes shall be maintained free of obstructions at all times.”

Discussion continued:

- This is the 5th year of operation of the Yacht Club
- Full with 30 boats
- The only marina with a guarded entrance (fire department has a key in the event of an emergency)
- They do not have boat storage or sales
- Hold sailboat Regattas
- No competition to the other marinas. The Yacht Club offers different services

Chapter 112 of the Village Code (Vehicles and Traffic) was mentioned and discussed.

Chair Birkett read Zoning Law 120-53 (A) and (B) - Requirements for Use Variances:

- The Rouses Point Yacht Club must demonstrate all of the requirements listed.

Mr. Roberge stated he will provided additional documentation required by Zoning Law 120-53 and a revised parking diagram.

A Public Hearing will be scheduled for February 13, 2017 at 4:30pm. Village Attorney Tom Murnane will be asked to attend to provide any additional advice.

NEXT MEETING:

February 13, 2017 at 4:30PM

ADJOURNMENT:

Motion by Karin Thone to adjourn at 5:30PM; Seconded by Pam Gadway; AYE CARRIED

Respectfully submitted,



Donna J. Boumil
Zoning Board Secretary