

MINUTES OF JULY 25, 2016  
PLANNING BOARD MEETING  
ROUSES POINT, NY

**CALL TO ORDER:** Planning Board Chair John Cooper called the meeting to order at 6:00pm and began with the Pledge of Allegiance.

**ROLL CALL:** John Cooper, Shirley Hall, Tom Batha, Charles Roush and Don Gladd

**OTHER ATTENDEES:** Clifford Sterling, CEO; Bruce LaDue, Chazy Hardware and Tom Dart

**PUBLIC HEARING:** None

**APPROVAL OF MINUTES:** Motion by Charles Roush to approve the January 25, 2016 minutes; Seconded by Don Gladd; AYE CARRIED

**COMMUNICATIONS:** None

**COMMITTEES:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

- 1) Special Use Permit: submitted by Chazy Hardware, Inc. 44 Lake Street, Rouses Point. Chair John Cooper recommended that the Village be the Lead Agency. Motioned by Charles Roush; Seconded by Shirley Hall; AYE CARRIED

The plans and application were reviewed by the Board. Chair John Cooper recommended a Public Hearing at the next Board meeting on August 22, 2016 and advertise as deemed appropriate. Motioned by Charles Roush; Seconded by Tom Batha; AYE CARRIED.

It was noted that the Codes Enforcement Officer Clifford Sterling signed off on the application, meeting the required codes.

Further discussion and concerns will be discussed at the Public Hearing:

- Shirley Hall stated concerns about the fencing facing the neighbors and the maintenance of the new containers. Bruce LeDue will look into a solution and type of fencing or material.

The Board discussed Chapter 120 27-2B of the Zoning Law – Storage Containers “The use of a truck box or container with or without wheels attached, for storage at a lawfully established commercial/industrial site shall be allowed, provided a special use permit is granted.”

Bruce LeDue, President Chazy Hardware, explained that he granted the Village of Rouses Point an easement to access water and sewer pipes under his property. Because of this easement, Chazy Hardware cannot construct a permanent structure to house lumber and other building materials. The Village has to be able to access these pipes within 48 hours of a reported concern.

Code Enforcement Officer Sterling reiterated that not having the ability to construct a permanent structure is a hardship to Chazy Hardware. Lumber and materials are exposed to the elements of the weather.

Secretary, Donna Boumil stated that the Zoning Board of Appeals approved this request siting Chapter 120 27-2B of the Village Zoning Law, provided a special use permit is granted.

- 2) Tom Batha mentioned a training session he attended in April on Ethical Considerations in Planning and Zoning Decision-Making. He asked the Secretary to copy and distribute to the Planning and Zoning Board members.
- 3) Discussion continued regarding the Zoning Law regarding storage containers within the Village. Chair John Cooper asked Tom Batha to put together a draft change to the law for containers. Discussions will be held at a future meeting.

**NEXT MEETING:**

The next meeting will be held on Monday, August 22, 2016 at 6:00pm at the Rouses Point Civic Center at 39 Lake Street.

**AJOURNMENT:**

A Motion was made at 6:30pm by Charles Roush to close this session of the meeting; Seconded by Shirley Hall; AYE CARRIED

Respectfully submitted,



Donna J. Boumil  
Secretary, Planning Board