

Minutes of the regular meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, October 27, 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

APPROVAL OF THE MINUTES:

Shirley Hall made a motion to approve the minutes of the September 22, 2014 meeting as presented; Seconded by Tom Batha; AYE CARRIED

Charles Roush made a motion to open the Public Hearing; Seconded by Shirley Hall; AYE CARRIED

PUBLIC HEARING: #1: Special Use Permit required from Joseph Treadwell, Gaines Marina, to change the use of two (2) building lots located on Beverly Drive to storage lots and a future repair shop for Gaines Marina.

Mr. Bruce Seguin, owner of property located on Pratt Street, asked if there was an architectural plan for the building to see what is going up. Mr. Treadwell told Mr. Seguin that there was nothing going up. The lots will be used for the storage of mast. Mr. Seguin asked what side of the road. Mr. Treadwell told him the north side. He is moving his chain link fence over to the roadside. Attorney Murnane showed Mr. Seguin the properties shown of the tax map copy. Mr. Treadwell stated he has about 50 sailboat mast that take up a lot of space and he wants to store them there.

Attorney Murnane asked if the County had replied. The Secretary stated that the County deemed this a local issue with no comments.

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

Tom Batha explained that all Mr. Treadwell was doing was combining the two lots into one and moving the fence. Attorney Murnane asked Mr. Treadwell if he was going to merge into one lot. Mr. Treadwell said that he was not going to merge them at this time because some day he may want to build a house there so that is why at this time he doesn't want to change the zoning he only wants to use it for another use. Discussion followed.

Tom Batha expressed his concern about the development of the street. He thought if a commercial structure is built it will kill the development of the street to build future houses. John Cooper said that Chazy Hardware owns the other parcels on that side of the street so there may never be any homes there. Mr. Treadwell said that Chazy Hardware owns four lots on the south side of the street and plan

to eventually building some duplexes and on the north side they own three lots. Mr. Treadwell again said that he has no plans on building at this time and if he does he will come back to the board. He explained that there will be no gate coming from Beverly Drive. He will not be using that street. He will extend his chain link fence. Mr. Treadwell stated that the only entrance to get to the property will be from his property north of the two lots.

Shirley Hall made a motion to deem this an Unlisted Action; Seconded by Charles Roush; AYE CARRIED

Shirley Hall made a motion to deem the Rouses Point Planning Board the Lead Agency; Seconded by Charles Roush; AYE CARRIED

Attorney Murnane asked if there were any comments regarding the Part I Section of the SEQR. As there were no comments Attorney Murnane proceeded with the questions listed in Part II. All questions were answered NO by the Planning Board.

Charles Roush made a motion to deem this a Negative Declaration; Seconded by Tom Batha; AYE CARRIED

Shirley Hall made a motion to approve the application for a Special Use Permit; Seconded by Charles Roush; AYE CARRIED

John Cooper stated that a public hearing will need to be advertised for Holli Filion's subdivision and asked that a motion be made to authorize the Planning Secretary to publish the Legal Notice. This will help save some time. Tom Batha made a motion authorizing the Planning Secretary to publish a Legal Notice for a Public Hearing to be held on November 24, 2014 for Holli Filion to subdivide her property into two separate lots; Seconded by Charles Roush; AYE CARRIED

COMMUNICATION:

None

NEXT SCHEDULED MEETING:

The next scheduled meeting is November 24, 2014.

ADJOURNMENT:

Shirley Hall made a motion to adjourn the meeting at 7:12 p.m.; Seconded by Donald Gladd; AYE CARRIED

Respectfully Submitted,



Carol A. Hanfield

Planning Board Secretary