

36 Minutes of the Meeting of the Zoning Board of Appeals of the Village of Rouses Point, New York held on March 13, 2017 at Halstead Hall, Civic Center, 39 Lake Street, Rouses Point, NY commencing at 4:30PM

Present: Patricia Birkett  
Pamela Gadway  
Karin Thone

Absent: Mike Casey

Others Present: Thomas Murnane, Village Attorney

Recording Secretary: Donna J. Boumil

#### CALL TO ORDER:

Chair Pat Birkett called the meeting to order at 4:50PM and began with the Pledge of Allegiance.

#### PUBLIC HEARING:

This Public Hearing is to hear comments and concerns from the public concerning the Use Variance Application submitted by Justin Roberge, Rouses Point Yacht Club to expand the existing marina from 30 to 41 vessels (installing 11 moorings in the lake area north of the Montgomery Street Pier and south of Sportsman Pier). Thereby increasing the parking requirements to 60 spaces.

Mr. Roberge introduced himself and his father, Yvon and summarized his proposal under the Use Variance:

- Mr. Roberge explained the Application that was submitted to Army Corps of Engineers, Dept. of Environmental Conservation and Office of Governmental Services which is for 11 moorings to be located between the Barge Canal Terminal (Montgomery Street Pier/State Dock and Sportsman Pier). He stated that the application was approved by Army Corps and is waiting for the other 2 agencies and the Village of Rouses Point.
- The application is for a Mooring Field for 11 moorings 400ft X 350ft located between the Montgomery Street Pier and Sportsman Pier.
- RP Yacht Club is a small marina/yacht club
- Provides no services such as storage, a store, pump out, gas, mechanics, etc.
- He and his father have invested ½ million dollars so far (making a conscience effort to purchase materials from local businesses)
- The only way to increase membership is by adding moorings
- Additional parking will be provided by:
  - Gaines Marina – an agreement for valet parking has been signed for 1 year for 16 parking spaces
  - Chauvin Agency – an email received agreeing to let marina members use the parking lot on weekends (6-8 parking spaces)
  - Municipal parking lot – not an option. No overnight parking allowed. There are no signs posted.
  - Chapman Street – north side. Not an option. No overnight parking allowed. There are no signs posted.
- Mr. Roberge stated that he believes that the additional parking needed will be satisfied with what is available at the Yacht Club.
- There has never been more than 30 boats being used at one time and this was during their busy weekend of July 4<sup>th</sup>.
- Weekdays are not very busy. Not more than 5 cars
- There will be a special dock for dingys to accessed/docked at the Yacht Club
- Provided clarification that the lake bed belongs to the State of New York. If this project is approved he will be leasing the lake bed from OGS for not more than a 10 year time frame.

Village Attorney Tom Murnane explained the purpose of the Public Hearing and the process in which to make comments and ask questions.

**Ashley Birtz** – 39 Montgomery Street, Rouses Point. Ms. Birtz began by reading a letter from her parents, Jean and Sharman Birtz who are out of town. (Attachment A)

Ms. Birtz then stated her own comments. Ms. Birtz distributed a map which she referred to in her presentation. (Attachment B)

Ms. Birtz made additional comments:

- The Marinas are not at capacity
- Would like more businesses and revenue coming into Rouses Point
- Concerned about adequate parking
- Considers the moorings “floating hotels”

**Laura Birtz-Sisson** – Rock Street, Rouses Point. (Attachment C)

**Tom Marlow** – resides on White Ave. Mr. Marlow is the Pier Captain of the Sportsman Club. (Attachment D)

**Romeo Barriere** – Montgomery Street. Mr. Barriere is opposed to the moorings stating the following points:

- Parking is an issue. There isn't enough parking for the residents let alone boaters
- There would be more noise, pollution, etc.
- There are many functions at the gazebo on Montgomery Street Pier – weddings, prom, pictures. Having sailboats in the background is not OK.
- Has concerns with the loss of a view

**Cody O'Brian**- President of Sportsman Club

- Concerns about loading and unloading the dingys
- Concerns of non-members using Sportsman Club

**Tom Batha**- Montgomery St., Rouses Point. Mr. Batha directed his questions and statements to Village Attorney Tom Murnane.

- Interpretation and intention of the Zoning Law, when written, was to limit the size of the marinas. The intent was not to allow them to contract out to satisfy the permit. Mr. Batha asked about the legal view of satisfying a permit by contracting out. Mr. Murnane responded that he has seen this done.
- There are 4 marinas in the Village
- He has concerns about the parking spaces – cars abutting each other, fire access, etc.

**Chris Barriere**- Montgomery Street. She has resided there for 39 years.

- Mrs. Barriere watches many people sit by the water reading books, relaxing and eating lunch. Also dancers practice on the pier
- This is an invaluable piece of property since it has become a park.

**Christine Vanier** – half owner of Sandy's Deli and Last Resort, Rouses Point

- Ms. Vanier stated that she understands that this is very nostalgic but asks the people and the Village determine how they want the Village to be.
- From a business prospective:
  - Wants to keep business local
  - The Yacht Club is a huge part of their revenue
  - Rouses Point needs tourism and boaters, Rouses Point is nothing without them.
  - Need to keep Rouses Point flourishing
  - Without boaters they cannot sustain themselves
  - Sandy's delivers a great deal to the Yacht Club and they have never seen it full

**Brian Pelkey** – 25 Rose Ave.

- Mr. Pelkey has been a 52 year resident of the Village
- Walks throughout the Village, along the lake and has seen that moorings have expanded at Gaine's Marina
- Mr. Pelkey also said that he sits along the lake shore to look at the lake and mountains and not at the boaters
- His opinion is that boats belong at marinas

**Pam Keable** – Business owner, Rouses Point

Mrs. Keable brought up the following points with regard to the Rouses Point Yacht Club expansion.

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- The yacht club brings business to this community – food, gas, etc
  - Mrs. Keable stated that one never knows who owns the boats and may want to bring business to Rouses Point
  - Mr. Roberge adds tax revenue to the Village

**Jody Malloy** – 21 Montgomery St.

- The lake and the view are the reason most people live or visit Rouses Point
- There are more and more boats
- It physically smells because of the lower water levels

**PUBLIC SESSION CLOSED**

**REGULAR SESSION:**

**MINUTES:**

Motion by Pam Gadway to approve the February 13, 2017 minutes; Seconded by Karin Thone; AYE CARRIED

**COMMUNICATIONS:**

There are no communications

**OLD BUSINESS:**

There is no old business

**NEW BUSINESS:**

There is no new business

**Comments from the public:**

**NEXT MEETING:**

April 10, 2017 at 4:30PM

**ADJOURNMENT:**

Motion by Pam Gadway to adjourn at 5:50PM; Seconded by Karin Thone; AYE CARRIED

Respectfully submitted,



Donna J. Boumil  
Zoning Board Secretary