

Minutes of the regular meeting of the Planning Board of the Village of Rouses Point, New York, held on Monday, 22 March 2010 at Halstead Hall, commencing at 7:00 p.m.

PRESENT: Tom Murnane, Mike Tetreault, Dean Schneller (Attorney for the Legion), Bruce Wallett, Bob St. John, Dick Baker, Debbie Mattot, Matt Fuller (Attorney for Amadar/Shannon), Bill Shannon

RECORDING SECRETARY: Geri Favreau

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: In attendance: John Cooper, Tom Batha, Geri Favreau, Don Gladd (Alternate); Absent – Maggie Barie, Shirley Hall

APPROVAL OF MINUTES: Mr. Cooper made a motion to accept the minutes of the 25 January 2010 meeting, seconded by Mr. Batha. Roll Call Vote: Ms. Favreau – Aye, Mr. Batha – Aye, Mr. Gladd – Aye, Mr. Cooper – Aye; Carried

CORRESPONDENCE: An announcement has been received about an upcoming workshop “Complete Streets – Planning Safer Communities for Pedestrians and Bicyclists” to be held on 23 June at the Clinton County Health Department in Plattsburgh and 22 September at the Rouses Point Civic Center. Planning Board members are being encouraged to attend. Ms. Favreau will contact the NYS Planning Federation to see if this qualifies for the required yearly four hour training. (I was told that it fills the requirement as far as length but not for diversity of subjects. It could be used as part of our training. There will be a NYPF meeting in Lake Placid on 26-28 September which better meets the requirements.)

Ms. Favreau reviewed a letter received by the Village from Earth Science Engineering, P.C. concerning the stage. “The analysis indicated that for a 90 mph wind the structure has a possibility to overturn.” The Village will address this issue. Other than that, they felt that “the building was well built and standard construction practices were utilized.”

SITE PLAN REVIEW: AMERICAN LEGION MONTGOMERY POST 912:

Mr. Cooper informed the audience that this was not a public hearing and there would be no comments taken other than those from the applicant. Dean Schneller spoke on behalf of the Legion. The ZBA granted a variance for the side yard set-back and the green space. The old building will be torn down and the new building constructed on the same footprint. There will be no construction in the residential area, there will be no changes to parking, trash, vegetation, lighting, signage.

The Legion is requesting a negative declaration re: SEQRA because this is a small construction project.

Mr. Schneller stated that there will be the same hours of operation, no net loss of parking, limited parking is available on the eastern portion of the lot, no parking in residential area, no plans to extend fencing, no plans to alter vegetation and no plans to remove the garage on the State St. property. The new building will enhance the neighborhood. Emergency vehicle access is addressed in the plan.

Mr. Schneller presented the Board with drawings of the South and North elevations.

Ms. Favreau inquired about green space on the Pratt St. side of the bldg. It was stated that this is the area where the flag is presently located and will remain a green space. She also inquired about occupancy. It was stated that it won't change and is presently 75. Mr. Tetreault stated that this may be for the bar area only.

Mr. Murnane stated that we had received a letter from Matthew Fuller (Attorney for Amador/Shannon) on 19 March 2010. The Board only received the letter at tonight's meeting.

Public Hearings on Site Plan Review are optional. Mr. Gladd made a motion to not hold a public hearing on this application, seconded by Mr. Batha. Roll Call Vote: Ms. Favreau – Aye, Mr. Batha – Aye, Mr. Gladd – Aye, Mr. Cooper – Aye; Carried

It was discussed holding a special meeting to review this application and make a decision before our meeting on 26 April. This application was required to be sent to the County which was done. The County will meet on 7 April. They will be requested to fax their decision to the Village Office on 8 April. It will also give the Board the opportunity to review the letter received from Mr. Fuller. It was noted that there are two members missing tonight and that there may be more questions raised at the meeting on 12 April. Mr. Batha made a motion to hold a special meeting on 12 April at 7 p.m. at the Civic Center with the stipulation that we have received the response from the County, seconded by Ms. Favreau. Roll Call Vote: Ms. Favreau – Aye, Mr. Batha – Aye, Mr. Gladd – Aye, Mr. Cooper – Aye. Carried This special meeting will be for the Legion application only.

Ms. Mattot expressed her concerns to the Board and the Board will take them into consideration when making our decision.

OLD BUSINESS: Ms. Favreau asked Mr. Murnane the status of the Site Plan Review revised language. He said that his secretary is currently working on the revised language for the Village Board.

NEW BUSINESS: None

ADJOURNMENT: Mr. Batha made a motion to adjourn at approximately 8:00 p.m., seconded by Ms. Favreau. Roll Call Vote: Ms. Favreau – Aye, Mr. Batha-Aye, Mr. Gladd – Aye, Mr. Cooper-Aye. Carried

NEXT REGULAR MEETING: Monday, 26 April 2010 at 7:00 p.m. at the Civic Center. Special meeting scheduled for 12 April at 7:00 p.m. at the Civic Center.

Respectfully submitted,

Geri Favreau
Planning Board Secretary