



# ZONING BOARD OF APPEALS

## TOWN OF CHAMPLAIN

729 ROUTE 9, P.O. BOX 3144

CHAMPLAIN, NEW YORK 12919

TEL.: (518) 298-8160 • FAX: (518) 298-8896

ZONING BOARD OF APPEALS MEETING

06-02-22

MEMBERS PRESENT: TRACY DECOSTE  
NATASHA NEVIUS  
BRUCE WALLETT  
MATTHEW COUPAL  
GERALD ARNO

MEMBERS ABSENT: CODE OFFICER CHRIS MATOTT  
KEVINS HICKS

PUBLIC PRESENT: TIM PINSONNEAULT  
JANE ARNO

CHAIRPERSON TRACY DECOSTE OPENED THE MEETING AT 5:30 P.M. AND STATED WE HAVE ONE PUBLIC HEARING THIS EVENING BUT FIRST WE NEED TO APPROVE THE MINUTES FROM MAY 19, 2022.

CHAIRPERSON TRACY DECOSTE STATED THERE IS A FEE TYPING ERRORS THAT I WILL GIVE TO JULIE TO FIX.

BRUCE WALLETT MADE A MOTION TO APPROVE THE MINUTES FROM MAY 19, 2022 AS PRESENTED WITH THE MENTIONED CORRECTIONS. MOTION SECONDED BY MATTHEW COUPAL.

ROLL CALL:	BRUCE WALLETT	AYE
	TRACY DECOSTE	AYE
	NATASHA NEVIUS	AYE
	MATTHEW COUPAL	AYE
	GERALD ARNO	AYE

MOTION CARRIED 5-0.

CHAIRPERSON TRACY DECOSTE STATED WE NEED A MOTION TO OPEN THE PUBLIC HEARING ON APPLICATION #22001 FROM TIM AND KIM PINSONNEAULT.

MATTHEW COUPAL MADE A MOTION TO OPEN THE PUBLIC HEARING ON APPLICATION #22001 FROM TIM AND KIM PINSONNEAULT. MOTION SECONDED BY GERALD ARNO.

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ROLL CALL:	BRUCE WALLETT	AYE
	TRACY DECOSTE	AYE
	NATASHA NEVIUS	AYE
	MATTHEW COUPAL	AYE
	GERALD ARNO	AYE

MOTION CARRIED 5-0.

CHAIRPERSON TRACY DECOSTE STATED THE APPLICANT HAS SUPPLIED US WITH A NEW MAP SHOWING THE PARKING AND LIGHTING AND SOME ADDITIONAL INFORMATION REGARDING THE PROJECT.

CHAIRPERSON TRACY DECOSTE READ THE FOLLOWING ADDITION LETTER THAT WAS SUBMITTED:

ADDENDUM TO SPECIAL USE APPLICATION DATED 3/24/2022. THE REASON FOR THE SUBMISSION OF THE SPECIAL USE APPLICATION THAT WAS ORIGINALLY SUBMITTED ON 3/24/22, WAS TO OUTLINE THE GENERAL PURPOSE OF THE PROPOSAL. AS MENTIONED, THE PROPOSED AREA WOULD ENCOMPASS 7.9 ACRES THAT WOULD BE USED FOR PARKING UP TO 400 CARS AND TRUCKS. AT THIS TIME, PRECISION AUTO IMPORTERS, INC. IS IN THE APPLICATION PHASE OF APPLYING FOR A REGISTERED IMPORTER LICENSE THAT IS ISSUED BY USDOT AND NHTSA. ONCE LICENSED, PRECISION AUTO IMPORTERS, INC. WILL BE AUTHORIZED TO IMPORT VARIOUS VEHICLES FOR OUR CANADIAN CUSTOMERS, INTO THE US. PART OF THAT PROCESS IS HAVING THE VEHICLES IMPORTED THRU US CUSTOMS AND HAVE THEM DELIVERED TO OUR YARD LOCATED AT 227 STATE ROUTE 11, CHAMPLAIN, NY 12919. PART OF THE REGULATIONS THAT WE ARE RESPONSIBLE TO FOLLOW IS, IN MOST CASES, THE IMPORTED VEHICLES RE REQUIRED TO STAY IN OUR YARD FOR A MINIMUM OF 30 DAYS. US DOT KNOWS WHEN ANY VEHICLE IS IMPORTED AND KNOWS WHERE THEY SHOULD BE DELIVERED. THE REASON FOR THE 30 DAYS IS FOR US DOT TO COME TO OUR YARD AT ANY GIVEN TIME AND DO AN INSPECTION OF ANY VEHICLE. THE MOST VEHICLES WE WOULD REALISTICALLY HAVE AT ANY GIVEN TIME WOULD BE 400. THAT WOULD INCLUDE CARS, SUVS, PICKUP TRUCKS AND SEMI-TRUCKS. THE MAJORITY OF THE VEHICLES IMPORTED COME FROM CANADIAN DEALERSHIPS AND ARE IN SELLABLE CONDITION THEY ARE IMPORTED WITH THE SOLE PURPOSE OF RESELL AT VARIOUS AUTO AUCTIONS IN THE US OR FOR INDIVIDUAL SALE. THERE WILL NEVER BE A VEHICLE DELIVERED TO OUR YARD THAT HAS A MECHANICAL ISSUE, I.E. ENGINE MISSING OR LEAKING OIL, TRANSMISSION MISSING OR LEAKING FLUIDS. ALSO, WE WILL NEVER IMPORT A SALVAGE VEHICLE, AS THOSE ARE PROHIBITED BY US

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CUSTOMS/USDOT. ALSO, WE WILL NOT PERFORM ANY MAINTENANCE ON ANY IMPORTED VEHICLE SUCH AS OIL CHANGES OR REFUELING. BECAUSE OF THE CUSTOMER BASE WE ANTICIPATE, EACH CUSTOMER WOULD HAVE A DESIGNATED AREA WHERE EACH LOAD THAT IS DELIVERED AND THEY WOULD BE STAGED TOGETHER. THEY WOULD BE STAGED IN A LINE BUMPER TO BUMPER. PLEASE REFER TO THE MAP TO SEE HOW THE VEHICLES WILL BE POSITIONED ONCE THEY ARE DELIVERED. AS FAR AS THE SET UP IN THE YARD GOES, THE PARKING AREA OF THE YARD AS WELL AS THE AREA IN CLOSE PROXIMITY OF THE OFFICE WILL HAVE CRUSHED GRAVEL. PRESENTLY THERE ARE 23 CAMERAS AND 13 LIGHTS IN THE YARD. WE HAVE ORDERED 5 MORE LIGHTS TO BE INSTALLED. ONCE THEY ARE INSTALLED THE ENTIRE YARD WILL BE ILLUMINATED AND SECURE. WE HAVE INDICATED WHERE THE LIGHTS ARE AND WILL BE ON THE MAP FOR YOUR REVIEW. WE HAVE ALSO ORDERED NEW FENCING THAT WILL BE INSTALLED IN THE FRONT OF THE PROPERTY TO HELP SECURE THE YARD FROM ANY PUBLIC TRAFFIC COMING FROM ROUTE 11. AS PART OF THE PROCESS TO OBTAIN OUR REGISTER IMPORTER LICENSE WE ARE REQUIRED BY NEW YORK STATE TO OBTAIN A NEW YORK STATE WHOLESALE LICENSE. THAT APPLICATION HAS BEEN SUBMITTED TO NYSDMV AS OF FRIDAY, MAY 20, 2022. ONCE WE OBTAIN APPROVAL FROM NEW YORK STATE AND HAVE OUR WHOLESALE LICENSE THEN WE CAN MOVE FORWARD AND SUBMIT OUR APPLICATION TO BECOME A REGISTERED IMPORTER. AS FOR THE SCREENING FROM VARIOUS NEIGHBORS, IT WAS BROUGHT TO OUR ATTENTION AT THE LAST ZONING BOARD MEETING THAT MS. JULIE CASTINE HAS SENT ADVISORY LETTERS TO THE ADJACENT NEIGHBORS CONCERNING THE PLANS TO HAVE NUMEROUS VEHICLES PARKED ON THE SUBJECT PROPERTY. TO DATE MS. CASTINE HAS NOT RECEIVED ANY RESPONSE FROM ANY NEIGHBORS. THAT WOULD MOST CERTAINLY INDICATE A LACK OF INTEREST IN WHAT IS BEING PROPOSED. IF THE BOARD HAS ANY FURTHER CONCERNS OR QUESTIONS, PLEASE FEEL FREE TO REACH OUT TO MYSELF AT 518-593-5433 OR TIM PINSONNEAULT AT 518-572-3452. THANK YOU, MARTIN MCCARTHY.

CHAIRPERSON TRACY DECOSTE STATED THE LETTER WAS VERY DETAILED AND IT IS APPRECIATED.

MATTHEW COUPAL STATED WHAT THE COUNTY WAS ASKING IS EXPLAINED IN THE LETTER SUBMITTED.

CHAIRPERSON TRACY DECOSTE STATED IN REGARDS TO THE LIGHTING

JUST WANT TO MAKE SURE THAT IT DOESN'T AFFECT THE TRAFFIC ON ROUTE 11 AND IS FACING DOWN.

TIM PINSONNEAULT STATED THE LIGHTING WILL BE BY THE BARN AND THE GATE AND WILL NOT BOTHER THE TRAFFIC ON ROUTE 11. ALSO, THE FENCING WILL BE INSTALLED ON THE SIDE AND FRON OF THE PROPERTY AND ON THE BACK SIDE OF THE PROPERTY IS A DITCH.

THERE WAS DISCUSSION REGARDING THE FENCING ON THE PROPERTY AND LIGHTING.

CHAIRPERSON TRACY DECOSTE ASKED IF THERE WERE ANY MORE QUESTIONS?

MATTHEW COUPAL STATED HE WAS SATISFIED WITH THE NEW INFORMATION THEY PRESENTED.

CHAIRPERSON TRACY DECOSTE STATED A MOTION IS NEEDED TO HAVE THE ZONING BOARD BE THE LEAD AGENCY AND AN UNLISTED ACTION ON APPLICATION #22001 FROM TIM AND KIM PINSONNEAULT.

A MOTION WAS MADE BY MATTHEW COUPAL FOR THE ZONING BOARD TO BE THE LEAD AGENCY FOR THE SHORT ENVIRONMENTAL ASSESSMENT FORM ON APPLICATION #22001 FROM TIM AND KIM PINSONNEAULT AND TO HAVE THE APPLICATION BE AN UNLISTED ACTION. MOTION SECONDED BY BRUCE WALLETT.

ROLL CALL:	BRUCE WALLETT	AYE
	TRACY DECOSTE	AYE
	NATASHA NEVIUS	AYE
	MATTHEW COUPAL	AYE
	GERALD ARNO	AYE

MOTION CARRIED 5-0.

CHAIRPERSON TRACY DECOSTE READ PART TWO OF THE SEQR FORM AND IT WAS DISCUSSED.

A MOTION WAS MADE BY BRUCE WALLETT APPROVE THE SHORT ENVIRONMENTAL ASSESSMENT FORM AS A NEGATIVE DECLARATION ON APPLICATION #22001 FROM TIM AND KIM PINSONNEAULT. MOTION SECONDED MATTHEW COUPAL.

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ROLL CALL:	BRUCE WALLETT	AYE
	TRACY DECOSTE	AYE
	NATASHA NEVIUS	AYE
	MATTHEW COUPAL	AYE
	GERALD ARNO	AYE

MOTION CARRIED 5-0.

CHAIRPERSON TRACY DECOSTE STATED A MOTION IS NEEDED TO EITHER APPROVE OR DISAPPROVE THE APPLICATION.

A MOTION WAS MADE BY BRUCE WALLETT TO APPROVE APPLICATION #22001 FROM TIM AND KIM PINSONNEAULT. MOTION SECONDED BY MATTHEW COUPAL.

ROLL CALL:	BRUCE WALLETT	AYE
	TRACY DECOSTE	AYE
	NATASHA NEVIUS	AYE
	MATTHEW COUPAL	AYE
	GERALD ARNO	AYE

MOTION CARRIED 5-0.

CHAIRPERSON TRACY DECOSTE STATED A MOTION IS NEEDED TO CLOSE THE PUBLIC HEARING ON APPLICATION #22001.

A MOTION WAS MADE BY MATTHEW COUPAL TO CLOSE THE PUBLIC HEARING ON APPLICATION #22001. MOTION SECONDED BY GERALD ARNO.

ROLL CALL:	BRUCE WALLETT	AYE
	TRACY DECOSTE	AYE
	NATASHA NEVIUS	AYE
	MATTHEW COUPAL	AYE
	GERALD ARNO	AYE

MOTION CARRIED 5-0.

CHAIRPERSON TRACY DECOSTE STATED THE NEXT APPLICATION IS APPLICATION #22201 FROM BILL TRIANTAFILLOPOULOS BUT THE APPLICANT IS NOT HERE THIS EVENING.

SECRETARY JULIE CASTINE STATED THE APPLICANT IS OUT OF THE COUNTRY AND WILL NOT BE ABLE TO ATTEND THE MEETING BUT CODE

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OFFICER CHRIS MATOTT HAS SPOKEN TO THE APPLICANT AND THERE IS NOT An ISSUE WITH THE DRIVE WAY BEING ON THE NEIGHBORS PROPERTY AND THEY ARE BOTH IN AGREEMENT OF IT.

CHAIRPERSON TRACY DECOSTE STATED I WOULD LIKE TO THINK AND RESEARCH THIS PROPERTY A LITTLE MORE BEFORE SENDING IT TO THE COUNTY.

IT WAS STATED THAT THE COUNTY MET LAST NIGHT SO THEY WOULDN'T BE ABLE TO REVIEW THE APPLICATION UNTIL JULY.

A MOTION WAS MADE BY MATTHEW COUPAL TO TABLE APPLICATION #22201 FROM BILL TRIANTAFILLOPOULOS UNTIL THE JUNE 16<sup>TH</sup> MEETING. MOTION SECONDED BY NATASHA NEVIUS.

ROLL CALL:	BRUCE WALLETT	AYE
	TRACY DECOSTE	AYE
	NATASHA NEVIUS	AYE
	MATTHEW COUPAL	AYE
	GERALD ARNO	AYE

MOTION CARRIED 5-0.

CHAIRPERSON TRACY DECOSTE STATED IF THERE IS NO MORE BUSINESS TO BE BROUGHT BEFORE THE BOARD THAN A MOTION IS NEEDED TO ADJOURN THE MEETING.

A MOTION WAS MADE BY BRUCE WALLETT TO ADJOURN THE MEETING MOTION SECONCED BY MATTHEW COUPAL.

ROLL CALL:	BRUCE WALLETT	AYE
	TRACY DECOSTE	AYE
	NATASHA NEVIUS	AYE
	MATTHEW COUPAL	AYE
	GERALD ARNO	AYE

MOTION CARRIED 5-0.

MEETING ADJOURNED AT 6:00 P.M.