

Village of Sackets Harbor Planning Board
April 10, 2024
112 N. Broad St. Sackets Harbor, NY 13685

Board Members present: Janet Quinn, Dick Stephens, Mike Smith, Stasee Perkins and Merle Tousant were present. A quorum was established. Meeting was called to order at 7:00 pm by Chairwoman Janet Quinn. Jim Corbin, Zoning Enforcement Officer was present.

Dick Stephens made a motion to approve the minutes as corrected for March 20, 2024 Regular Meeting seconded by Merle Tousant. Vote 5 ayes (Quinn, Stephens, Tousant, Perkins, and Smith), 0 nays.

Report to the Village Board

Chairwoman Quinn noted the April 09, 2024 monthly report to the Village Board.

Old Business

#24-4 Christopher Forte, 144 Bartlett Road, Sackets Harbor. Applicant requests Site Plan Review for construction of a two-family dwelling at the corner of Military Road and Hounsfield Street. SEQR was completed and a public hearing was held at the February meeting. Conditional approval was granted, pending submission of specifications for all exterior materials such as siding, windows, doors, roofing, lighting, and colors at the February meeting.

James Burto from Jason Burto Architecture, was present and asked to address the Board. The applicant submitted the material information requested. Jason mentioned that shape of the house will change, it will be more like colonial style, the material will remain the same.

Stasee Perkins made a motion that the application is complete, seconded by Chairwoman Quinn. Vote 5 ayes (Quinn, Stephens, Tousant, Perkins, and Smith), 0 nays.

Dick Stephens made a motion to table the application pending submission of a new revised site plans/elevation drawings seconded by Stasee Perkins. Vote 5 ayes (Quinn, Stephens, Tousant and Perkins, and Smith), 0 nays.

#24-6 Madison Barracks LLC, 215 Washington Street, Watertown, NY. Applicant requests Site Plan Review for various exterior repairs to residential structures within Madison Barracks. SEQR was completed and a public hearing was held at the February meeting. Conditional approval was granted pending submission of additional information.

Merle Tousant made a motion to accept the 6X6 posts installed on the back porch at 129 Vollum Road, with the requirement that the posts be modified to include architectural features that match the posts and trim in the photo submitted by the applicant, that shows the previously existing porch prior to its reconstruction. The posts have a beveled edge and the tops of the posts and have decorative trim. Similarly, there was lattice surrounding the porch steps, and that too should be replaced (or a board-approved alternative).

Paint color: the reconstructed porch should be painted to match the creamy tan trim on the rest of the building. Applicant needs to submit the paint selection to the board for review prior to painting

The replacement door and transom window at 436 Bartlett Road: additional information is needed from the applicant regarding the proposed door, as specified in the conditional approval granted in February, 2024.

New Business

#24-09, Mark Herskind, 112 Ambrose Street/Barn Alley, Sackets Harbor. Applicant requests Special Permit Review to construct a garage with an accessory apartment on Barn Alley. SEQR was completed and a public hearing was held at the March meeting.

Mark Herskind and Joelle Hersking were present via Zoom and addressed the Board on behalf of the project.

Chairwoman Quinn opened a public hearing at 7:35 pm. Ed and Lora Tillson, 108 Ambrose St. expressed their concern regarding the setback, traffic, and safety related to this project. Michael Taber, 204 W. Washington St. was present and stated that support the project. Robert (Les) Shockley, 110 Ambrose St. was present and stated that he supports the project, he also expressed his concern that an accessory apartment could become an Airbnb structure in the future; with no more comment the public hearing was closed at 8:05 pm.

Stasee Perkins made a motion that the application is complete, seconded by Dick Stephens. Vote 5 ayes (Quinn, Stephens, Tousant, Perkins, and Smith), 0 nays.

The board does not object to a garage, an accessory apartment, or the project materials such as the siding, lighting, doors, windows, etc.

- Board members and the ZEO discussed the following concerns regarding several elements of the project design and potential long-term impacts on that portion of Barn Alley:
 - Construction of the proposed structure on the narrow lot would increase the density and possibly create an adverse impact on the character of the immediate neighborhood;
 - A 2.5' setback from each side property line would not only affect density and but perhaps other factors as well, such as a neighbor's "view shed" and possibly create a fire hazard;
 - Nineteen feet for driveway length does not meet dimensional requirements for parking and could impact public safety for Barn Alley ingress and egress;
 - The overall impact on neighboring properties, relative to a reduced sense of "open space" on an already small lot and snow removal in the narrow alley.

- The board requested a copy of the final notarized easement documents and a copy of the survey.

No action was taken at the meeting. Stasee Perkins made motion to table the application. As proposed, the applicant's plan does not meet dimensional requirements and would need an area variance for both side yards, as well as for the zoning provision for parking space. The board has referred the application to the ZBA for review and determination. Vote 5 ayes (Quinn, Perkins, Tousant, Stephens and Smith), 0 nays.

#24-10, Jason Burto, 14150 Boulder Creek Road, Watertown. Applicant requests Site Plan Review to construct a residence located at 175 Vollum Road. SEQR review was completed at the March meeting.

James Burto from Jason Burto Architecture, was present and asked to address the Board. Mike Campbell was present, he confirmed that Lawler Realty approved the proposed home design. Zeke Martiov, applicant, was present and addressed the board on behalf of the project.

Chair Quinn noted a letter from the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP), "it is the opinion of the OPRHP that the proposed building design and material are generally appropriated to the historic district."

Chairwoman Quinn opened a public hearing at 8:13 pm, with no comment the public hearing was closed at 8:13 pm.

Stasee Perkins made a motion that the application is complete, seconded by Merle Tousant. Vote 5 ayes (Quinn, Stephens, Tousant, Perkins, and Smith), 0 nays.

Stasse Perkins made a motion to grant conditional approval upon submission of information pertaining to the rain garden placement, seconded by Dick Stephens. Vote 5 ayes (Quinn, Perkins, Tousant, Stephens and Smith), 0 nays.

#24-12, Adam Beshures, on behalf of Amanda Miller, 118 W. Main St. Sacke3ts Harbor, NY. Applicant requests Site Plan review to install 2 new 36x60 windows on first floor.

It was determined that the project is a Type 1 action under SEQR. SEQR Parts 2 and 3 were reviewed and it was determined that there would be no significant negative impact on the environment in a motion made by Chair Quinn seconded by Dick Stephens. Vote 5 ayes (Quinn, Stephens, Perkins, Tousant and Smith), 0 nays.

Adam Beshures was present via Zoom and addressed the Board on behalf of the project. He mentioned that applicant would like to paint all the green surface color in blue including the second-floor trims.

Chairwoman Quinn opened a public hearing at 9:31 pm, with no comment the public hearing was closed at 9:31 pm.

Stasse Perkins made a motion to grant conditional approval upon submission of the paint selection to the board for review, seconded by Merle Tousant. Vote 5 ayes (Quinn, Perkins, Tousant, Stephens and Smith), 0 nays.

NEXT MEETING: May 15, 2024

A motion was made at 9:55 pm to adjourn by Dick Stephens, seconded by Merle Tousant. Vote 5 ayes (Quinn, Perkins, Tousant, Stephens) and Smith), 0 nays

Minutes submitted by Erika Rauch Planning Board Secretary