

Village of Sackets Harbor Planning Board

August 17, 2022  
112 N. Broad St.  
Sackets Harbor, NY 13685

Board Member present: Tom Dyckes, Janet Quinn, and Stasse Perkins, Merle Tousant and Dick Stephens. A quorum was established. Meeting was called to order at 7:00 pm by Chair Quinn.

**Review and Approve minutes**

Stasse Perkins made a motion to approve the minutes with amendment for a typing error for the June 15, 2022 Regular Meeting, seconded by Chair Quinn. Vote 4 ayes (Quinn, Dyckes, Tousant, and Perkins), 0 nays, Dick Stephens abstained.

**Report to the village Board**

Chair Quinn gave a copy of the report to the board members presented at the August 09, 2022 Village Board meeting.

**Old Business**

**#21-2, Lawler Realty, 85 Worth Road, Lakeview Estates Subdivision, Madison Barracks, Sackets Harbor.** Applicant requests review for a 15-lot subdivision. The project is in the Historic Overlay and National Register Districts as well as identified as Parcel # 14 in the Madison Barracks PDD. It requires Subdivision Review under the Zoning Law of Sackets Harbor. SEQR has been completed, a public hearing was held at the April 21 meeting, and at the May 12 meeting conditional preliminary approval was granted and a second public hearing was held at the July meeting. The applicant has submitted all the documents that were part of the Planning Board's conditional final approval; the approved infrastructure agreement, signed Performance Bond, a signed letter of resolution by OPRHP AND DEC and the applicant, Lawler Realty, and the final plat map with notation regarding landowner covenants filed with the County Clerk. It was granted final approval.

**#21-36, Sackets Harbor Historical Society, 207 East Main Street, Sackets Harbor.** Applicant requests review for a Change in Use Special Permit. The project is in the Village Residential and Historic Overlay Districts as well as the National Register District and therefore, requires Site Plan Review under the Zoning Law of the Village of Sackets Harbor. A public hearing was held at the July, 2021 meeting. The project was tabled pending further information regarding plans for meeting parking requirements. No additional details were provided.

**#21-51, Jason Burto/Tin Pan Galley, 110 West Main Street, Sackets Harbor.** Applicant requests Site Plan Review to enclose the existing outdoor bar area to match the main building, with an operable glass panel system. The project is in the Village Core and Historic Overlay Zoning Districts as well as the National Register District and therefore, requires Site Plan Review under the Zoning Law of the Village of Sackets Harbor. At the February 9, 2022 meeting the application was granted conditional

approved pending DPW approval for the storm water run-off drain. Chair Quinn provided the board with an update that the applicant had spoken to Lynn Martin, DPW Superintendent and Lynn had approved the proposed storm water run-off drain plans. Chair Quinn has requested that approval in writing. Lynn Martin, DPW Superintendent had submitted a written statement approving the proposed storm water run-off drain plans, final approved was granted at this meeting.

**#22-14, Kelly Clark, for property located at 208 West Main Street, Sackets Harbor.**

Applicant requests Site Plan Review to install new signage associated with a new retail establishment, "Market on Main". The project is in the Village Core and Historic Overlay Zoning Districts as well as the National Register District. At the April meeting SEQR was completed, a public hearing was held and the project was granted conditional approval, requesting further details about the hanging sign. No additional details were provided.

**New Business**

**#22-42, Nathan and Sarah Miletta, for property located at 109 Bayview Place, Sackets Harbor.**

Applicant requests Site Plan Review to add a 12' X 42' deck on the west side of the home. The project is in the Village Residential and Historic Overlay Districts, the Madison Barracks PDD, as well as the National Register District and therefore, requires Site Plan review under the Zoning Law of Sackets Harbor. The applicant was present via zoom and asked to address the board. It was determined that the project is a Type 1 action under SEQR. SEQR Parts 2 and 3 were reviewed and it was declared that there is no significant negative impact on the environment in a motion made by Chair Quinn seconded by Tom Dyckes. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Chair Quinn opened the public hearing at 7:11pm, with no comment the public hearing was closed at 7:11pm. Chair Quinn made a motion that the application is completed, seconded by Tom Dyckes, Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Tom Dyckes made a motion to approve the application, seconded by Merle Tousant, Vote 4 ayes (Dyckes, Quinn, Perkins, and Tousant), 0 nays, Dick Stephens abstained.

**#22-43, Paul Curtin/Liberty Sackets LLC, for property located at 207 General Smith Drive, Sackets Harbor.**

Applicant requests Site plan and Special Permit Review for use of existing structures as multi-family dwellings. The project is in the village Residential and Historic Overlay Zoning Districts as well as the National Register district and therefore, requires review under the Zoning Law of the Village of Sackets Harbor. Paul Curtin was present and asked to address the board. It was determined that the project is a Type 1 action under SEQR. SEQR Parts 2 and 3 were reviewed and it was declared that there is no significant negative impact on the environment in a motion made by Chair Quinn seconded by Stasse Perkins. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Chair Quinn opened the public hearing at 7:45pm. Paul Windover and Robert Bogdan were present at the meeting to express their concern about the project and future impact on their property. The applicant, Mr. Simao, was present via zoom and asked to address the board. The public hearing was closed at 8:04pm. The Board requested the applicant to amend the application, the environmental Assesment Form, section A; also submit a described narrative to identify how the proposed use of the infrastructure compliance with the

Zoning Law, Chair Quinn made a motion to table the application, seconded by Dick Stephens, Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays.

**NEXT MEETING: September 21, 2022**

A motion was made at 8:14 pm by to adjourn by Janet Quinn, seconded by Dick Sthephens. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays.

Minutes submitted by Erika Rauch Planning Board Secretary

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