

Village of Sackets Harbor Planning Board

October 19, 2022  
112 N. Broad St.  
Sackets Harbor, NY 13685

Board Member present: Merle Tousant, Janet Quinn, Tom Dyckes, and Stasse Perkins. Dick Stephens arrived at 7:27pm. 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 for the September 21, 2022 Regular Meeting, seconded by Merle Tousant. Vote 4 ayes (Merle, Quinn, Dyckes, and Perkins), 0 nays.

**Report to the village Board**

Chair Quinn gave a copy of the report to the board members presented at the October 11, 2022 Village Board meeting.

**Old Business**

**#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.

**#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.

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

Applicant requests Site Plan Review to amend a previously approved plan, adding a gabled roof and sliding glass door to the proposed deck. The project is in the Madison Barracks PDD, the Historic Overlay District as well as the National Register District. 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 Merle Tousant. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Chair Quinn opened the public hearing at 7:06 pm, with no comment the public hearing was closed at 7:06 pm. Tom Dyckes made a motion that the application is completed, seconded by Stasse Perkins. Vote 5 ayes

(Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Chair Quinn made a motion to approve the addition of a gabled roof, sliding glass door to the proposed deck with attached staircase, seconded by Merle Tousant, Vote 5 ayes (Dyckes, Quinn, Perkins, and Tousant), 0 nays.

**#22-47, William and Helen Couch, for property located at 313 General Smith Drive, Sackets Harbor.** Applicant requests Site Plan Review for repair of existing stone break wall structures, including stairs and landing area. 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. SEQR has been completed. The applicant was present and asked to address the board. Chair Quinn opened the public hearing at 7:13 pm, with no comment the public hearing was closed at 7:13 pm. Stasse Perkins made a motion that the application is completed, seconded by Merle Tousant. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Stasse Perkins made a motion to approve the application, seconded by Merle Tousant, Vote 5 ayes (Dyckes, Quinn, Perkins, and Tousant), 0 nays.

**#22-48, Lawler Realty, for property located at 121 Pike Road, Sackets Harbor.** Applicant requests Site Plan Review to replace signage at the Marina Inn and Suites. The project is in the Madison Barracks PDD, the Historic Overlay District as well as the National Register District. The applicant 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 Merle Tousant. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Chair Quinn opened the public hearing at 7:22pm, with no comment the public hearing was closed at 7:22 pm. Stasse Perkins made a motion that the application is completed, seconded by Merle Tousant. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Stasse Perkins made a motion to approve the application, seconded by Janet Quinn, Vote 5 ayes (Dyckes, Quinn, Perkins, and Tousant), 0 nays.

**#22-49, Michael Campbell, for property located at 155 Vollum Road, Sackets Harbor.** Applicant requests Site Plan Review to construct two roof dormers and exterior stairs to an existing garage. The project is in the Madison Barracks PDD, the Historic Overlay District as well as the National Register District. The applicant 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 Merle Tousant. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Chair Quinn opened the public hearing at 7:41pm, with no comment the public hearing was closed at 7:41pm. Stasse Perkins made a motion that the application is completed, seconded by Merle Tousant. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Tom Dyckes made a motion to approve the application, seconded by Dick Stephens, Vote 5 ayes (Dyckes, Quinn, Perkins, and Tousant), 0 nays.

**#22-50, Lawler Realty, for property located at 111 Barracks Drive, Sackets Harbor.** Applicant requests Site Plan Review to replace signage on the former Harbor Market structure. The project is in the Madison Barracks PDD, the Historic Overlay District as well as the National Register District. The applicant 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 Dick Stephens. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Chair Quinn opened the public hearing at 7:46 pm, with no comment the public hearing was closed at 7:46 pm. Stasse Perkins made a motion that the application is completed, seconded by Merle Tousant. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Dick Stephens made a motion to approve the application, seconded by Stasse Perkins, Vote 5 ayes (Dyckes, Quinn, Perkins, and Tousant), 0 nays.

**#22-52, Navy Point Marine, for property located at 102 Navy Point Road, Sackets Harbor.**

Applicant requests Site Plan Review to replace the entry gate and covered dock signage. The project is in the Village Core and Historic Overlay District as well as the National Register District. The applicant 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 Tom Dyckes. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Chair Quinn opened the public hearing at 7:54 pm, with no comment the public hearing was closed at 7:54 pm. 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. Stasse Perkins made a motion to approve the application, seconded by Dick Stephens, Vote 5 ayes (Dyckes, Quinn, Perkins, and Tousant), 0 nays.

**#22-53, Lawler Realty, 85 Worth Road Sackets Harbor.**

Applicant requests reauthorization of a 15-lot subdivision previously reviewed and recently approved. The project is in the Madison Barracks PDD, the Historic Overlay District as well as the National Register District. This application was previously known as application #21-2, all the reference documents to application # 22-53 are in the application 21-2 file previously revised and approved. The applicant 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 Dick Stephens. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays. Chair Quinn opened the public hearing at 8:11 pm, Jay Kramer addressed the board in favor of the project. The public hearing was closed at 8:13 pm. Stasse Perkins made a motion to table the application for a half hour, seconded by Dick Stephens, Vote 5 ayes (Dyckes, Quinn, Perkins, and Tousant), 0 nays. Stasse Perkins made a motion to re-open the application, seconded by Dick Stephens. Vote 5 ayes (Dyckes, Quinn, Perkins, and Tousant), 0 nays. Stasse Perkins made a motion to approve the application with the condition that the applicant and Mayor Morgia amend the date reference to the subdivision plat map on the bottom of the first page of the Infrastructure Agreement previously approved, seconded by Dick Stephens. Vote 5 ayes (Dyckes, Quinn, Perkins, and Tousant), 0 nays

**#22-54, The Whiskey Coop, for property located at 214 ½ West Main Street, Sackets Harbor.**

Applicant requests Site Plan Review to construct and install a seasonal vestibule at the front of the structure. The project is in the Village Core and Historic Overlay District as well as the National Register District. Tom Dyckes made a motion to table the application pending further information from the applicant, seconded by Dick Stephens, Vote 5 ayes (Dyckes, Quinn, Perkins, and Tousant), 0 nays.

**NEXT MEETING: November 16, 2022**

A motion was made at 9:03 pm to adjourn by Dick Stephens, seconded by Janet Quinn. Vote 5 ayes (Dyckes, Quinn, Perkins, Stephens, and Tousant), 0 nays.

Minutes submitted by Erika Rauch Planning Board Secretary