

Village of Sackets Harbor Planning Board
February 27, 2018
Regular Meeting
112 N. Broad St.
Sackets Harbor, NY 13685

The meeting was called to order by Chair Quinn at 7:02 pm with the Pledge of Allegiance. Members present were Tom Dyckes, Frank Reynolds, Merle Tousant and Janet Quinn. Absent was Dick Stephens. A quorum was established. Also in attendance was Jim Corbin, Zoning Enforcement Officer.

Frank Reynolds made a motion to accept the January 17, 2018 Regular Meeting minutes as written, Tom Dyckes seconded the motion. Vote 4 ayes (Dyckes, Reynolds, Tousant, Quinn), 0 nays.

Report to Village Board

Chair Quinn presented the report from the January 17, 2018 meeting to the Village Board at their February 13, 2018 meeting.

Old Business

#16-48 Tomm Maxon, Ontario Place Hotel, 103 General Smith Drive, Sackets Harbor. Project involves alterations and addition to existing building including new entry, window replacements, siding and trim, elevator and room layout modifications. The property is in the Village Center, National Register and Historic Overlay Districts and requires site plan review. Project approved in December, 2016 and amended in February, 2017. Signage, exterior lighting and front entrance area walkway and landscaping which will be submitted at a later time. Chair Quinn spoke to applicant and he is not proceeding at this time. Application will be removed from agenda.

#17-32 Lawler Realty, 85 Worth Road, Madison Barracks. Applicant requests Site Plan Review to construct and install a boat launch. The project is in the Madison Barracks PDD, the Historic Overlay and National Register Districts. Mike Campbell, representative for applicant, was present, and informed the board that they are still waiting for more information from State Historic Preservation Office.

#17-47 Chad Johnson, 405 West Main Street. Applicant requests Site Plan approval for door and window replacement, expansion of an existing dormer, and construction of an accent wall by sidewalk. The project is located in the Village Center, the Historic Overlay and the National Register Districts and therefore requires Site Plan Review under the Zoning Law of the Village of Sackets Harbor. The SEQR review has been completed, a public hearing has been held and a Temporary Permit was granted for roofing repairs and an extension to the dormer. Awaiting additional information pertaining to window replacement and design of a decorative walkway wall. Applicant, not present, had supplied pictures and drawings on the windows but not the walkway. Chair Quinn will contact applicant to see if he can provide more information before proceeding. Application was tabled until the March meeting.

New Business

#18-01 Gordon Jacobs, 113 West Main Street. Applicant proposes building an addition to the existing building to create a one story apartment. The property is located in the Village Center Zoning District, the Historic Overlay and National Register Districts. A public hearing has been scheduled. Applicant was not available and requested to be rescheduled to the March meeting.

#18-02 Lawler Realty, 85 Worth Road, Madison Barracks. Applicant requests Site Plan approval for Change in Use for property located at 336 Brady Road, formerly known as the Old Stone Row Restaurant. The project is in the Madison Barracks PDD, the Historic Overlay and National Register Districts. A public hearing has been scheduled. After a review of the application materials was made, the board then asked the applicant's representative, Mike Campbell, to explain the application. Mike Campbell explained that the applicant would like to change the use of the building from business to residential. Merle Tousant made a motion to accept the application materials, Frank Reynolds seconded the motion. Vote 4 ayes (Dyckes, Reynolds, Tousant, Quinn), 0 nays. The applicant provided part 1 of SEQR, the board reviewed parts 2 & 3. A motion was made by Chair Quinn that there is no significant impact on the environment, seconded by Tom Dyckes. Vote 4 ayes (Dyckes, Reynolds, Tousant, Quinn), 0 nays. A motion was made by Tom Dyckes that the application was complete, seconded by Merle Tousant. Vote 4 ayes (Dyckes, Reynolds, Tousant, Quinn), 0 nays. A public hearing was opened at 7:31 pm, there were no comments made, and the public hearing was closed at 7:31 pm. Mike Campbell made mention to the board that the party interested in the building was informed that if they wish to make changes on the outside they should consult with the Planning Board. Motion was made by Frank Reynolds to accept the Change of Use, seconded by Merle Tousant. Vote 4 ayes (Dyckes, Reynolds, Tousant, Quinn), 0 nays.

#18-03 Lawler Realty, 85 Worth Road, Madison Barracks. Applicant requests Site Plan approval for a commercial sign at 104 Bartlett Road. The project is in the Madison Barracks PDD, the Historic Overlay and National Register Districts. A public hearing has been scheduled. The board reviewed the application materials. Mike Campbell explained where the signs would be placed on the building. Chair Quinn made the motion to accept the application materials, Tom Dyckes seconded. Vote 4 ayes (Dyckes, Reynolds, Tousant, Quinn), 0 nays. The applicant provided part 1 of SEQR the board reviewed parts 2 & 3. Chair Quinn made the motion that there is no significant impact on the environment, seconded by Tom Dyckes. Vote 4 ayes (Dyckes, Reynolds, Tousant, Quinn), 0 nays. A motion was made by Tom Dyckes, seconded by Frank Reynolds that the application is complete. Vote 4 ayes (Dyckes, Reynolds, Tousant, Quinn), 0 nays. A public hearing was opened at 7:37 pm, no comments were made, and the public hearing was closed at 7:37 pm. Frank Reynolds made the motion to approve the application, seconded by Merle Tousant. Vote 4 ayes (Dyckes, Reynolds, Tousant, Quinn), 0 nays.

Other Items for Discussion:

Chair Quinn discussed the Liberty Sackets LLC project and its status.

Chair Quinn requested that the Board members meet with Dave Altieri to review the new permit forms recommended in the NYS OPRHP audit.

Chair Quinn reminded the board about training and the upcoming NYS Tug Hill Local Government Conference.

NEXT MEETING: Wednesday, March 21, 2018

A motion to adjourn at 7:53 pm was made by Merle Tousant, seconded by Frank Reynolds. Vote 4 ayes (Dyckes, Reynolds, Tousant, Quinn), 0 nays.

Minutes submitted by

Kelli Ritz
Planning Board Secretary

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