

Village of Sackets Harbor Planning Board
August 29, 2018
Regular Meeting
112 N. Broad St.
Sackets Harbor, NY 13685

Meeting was called to order at 7:01 pm by Chair Quinn with the Pledge of Allegiance. Members present were Dick Stephens, Tom Dyckes, and Janet Quinn. Absent was Stasse Perkins, Merle Tousant. A quorum was established.

Review and Approve Minutes

A motion was made by Dick Stephens to accept the minutes as presented, second by Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

Report to Village Board

Chair Quinn presented the report from the July 18, 2018 regular meeting to the Village Board at their August 14, 2018 meeting.

Old Business

There was no old business to discuss.

New Business

#18-36 Sigle/Apex Solar Power, 408 Ontario Street. Applicant requests Site Plan review to install a roof mounted solar panel system. The property is in the Village Residential Zoning District and requires Site Plan Review by the planning board, and Special Permit approval by the Village Board. A public hearing was scheduled.

Chair Quinn reviewed the application materials. Chair Quinn asked the applicant, Pat Sigle, if she had anything to add, she replied that this was her first time coming before the planning board and was hoping for a successful outcome. Chair Quinn noted that as required by the Zoning Law property owners within 200 feet had to be notified because of the special permit and that has been done.

A motion was made by Chair Quinn that they acknowledge the receipt of the application materials, seconded by Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

Chair Quinn stated that most of the projects that the board reviews are considered Type 1 actions because of the historic district, but she believes that this would be unlisted but recommends that the board review Part II to be sure that they have not over looked anything, especially since the Village Board will be moving forward on the project.

Chair Quinn made a motion that there is no significant negative impact on the environment, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

Tom Dyckes made the motion that they have a complete application, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

A public hearing was opened at 7:09 pm, with no comments made; the public hearing was closed at 7:09 pm.

One of the requirements in the Zoning Law in granting a special permit is that the board reviews the local Waterfront Revitalization Program policies to make sure the special permit is consistent with the policies. These policies were in the previous version of Zoning Law, but are not in the current version of the Zoning Law, because it is being revised. The policies are concerning development in the shoreline area. The board does not see anything in the roof mounted residential solar project that would be inconsistent with any of the policies.

Chair Quinn made the motion to make a recommendation to the Village Board to either grant approval, approve with conditions or otherwise, she feels it is reasonable to recommend approving the special permit because it is not inconsistent with any aspects of zoning regulations or the local waterfront policies, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

#18-37 Dawn Dame, 413 West Main Street. Applicant requests Site Plan Review to build a front porch on the same footprint as a previously constructed porch. The project is located in the Village Residential and Historic Overlay Districts as well as the National Register District and requires Site Plan review. A public hearing was scheduled.

Chair Quinn reviewed the application materials. Floyd Dame also provided additional materials for the application and explained the project.

Chair Quinn made the motion that they acknowledge receipt of all application materials, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

The board then reviewed Part I of SEQR provided by the applicant and then completed Part II of SEQR. Tom Dyckes made the motion that there is no significant negative impact on the environment, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

A motion was made by Chair Quinn that the board has a complete application, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

The public hearing was opened at 7:21 pm, with no comments made; the public hearing was closed at 7:21 pm.

Tom Dyckes made the motion to approve the project, since it is replacing, what was once there with similar style and design, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

#18-38 Lawler Realty, 206 Ambrose Street. Applicant requests Site Plan Review to widen the access road to the Madison Barracks boat launch from Vollum Road, construct retaining walls associated with the boat launch and the access road. The project is in the Madison Barracks PDD, the Historic Overlay and National Register Districts and requires Site Plan review. A public hearing was scheduled.

Chair Quinn reviewed the application materials and then asked the applicant's representative Mike Campbell to explain the project. He provided an updated drawing that shows they would like to widen the roadway to 22 feet, 2 feet from the adjacent property line, remove existing stone wall construct a replacement.

Tom Dyckes asked Mike Campbell if he knew how the existing stone wall had been taken down, if they had taken it down or had it been knocked down somehow. Mike Campbell replied that he knew a portion of the wall was missing, but he did not know by whom or how.

Chair Quinn inquired if the intentions are still to use the launch for the Marina and not Galloo Island Wind Farm project. Mike Campbell replied that they want to build a boat launch for the Marina whether or not the Galloo Island Wind Project goes through.

Dick Stephens made the motion to acknowledge receipt of the application, seconded by Chair Quinn. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

The board reviewed Part I of SEQR provided by the applicant, the board then completed Parts II & III of SEQR, and as per the recommendation of the Planning Board Attorney, in the context of the submitted application, not as part of any Ancillary Facility reviews of Article 10. A motion was made by Dick Stephens that there is no significant adverse effect on the environment, second by Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

Dick Stephens made the motion that they have a complete application, seconded by Chair Quinn. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

A public hearing was open at 7:51 pm; George McCulloch stated that he would be in favor of the boat launch and that the existing stone wall does not look historical at this point. He also feels that the boat launch would benefit the Village and Madison Barracks. Christian Gascon, Fort Pike manager, remarked that his tenants are thrilled with all the developments at Madison Barracks. With no additional comments; the public hearing was closed at 7:58 pm.

Dick Stephens made the motion to approve widening the access road to 22 feet to the Madison Barracks boat launch from Vollum Road, remove the existing stone wall and construct a replacement retaining wall, associated with the boat launch and the access road with the statement, "The Planning Board, did not and does not, provide any review and/or approval to develop and/or use any of the affected real property in connection with the Application of Galloo Island Wind, LLC, its successors and/or assigns in Case No. 15-F-0327 and related to the Galloo Island Wind Energy Project. The Planning Board defers to the Village Board and Public Service Commission in that regard." The motion was seconded Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

#18-39 Richard Sherry, 455 Ontario Street. Applicant requests Site Plan Review to restore and stabilize the shoreline, regrade the lawn, construct a stone block retaining wall, replace concrete front steps with a wooden deck and stairs. The project is in the Village Residential Zoning District and requires Site Plan review. A public hearing was scheduled.

Chair Quinn asked the applicant Richard Sherry if he would like to explain the project to the board. Richard Sherry explained that the project has 2 parts, one to replace concrete front steps and the other is to restore and stabilize the shoreline. He has also consulted with the DEC on what is the best way to stabilize the shoreline.

The board reviewed Part I of SEQR provided by the applicant, then completed Part II & III of SEQR. A motion was made by Chair Quinn that there is no significant adverse impact on the environment, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

Chair Quinn made the motion to accept and determine that the application is complete, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

The public hearing was opened at 8:07 pm, a comment was made by Paul Warneck that the wall is well needed. The public hearing was closed at 8:08 pm.

Tom Dyckes asked Richard Sherry if the DEC had issued a permit for the shoreline project, he replied that he has a permit from the DEC.

Chair Quinn made a motion to approve the application, seconded by Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

#18-41 Fort Pike Commons, LLC, 202 General Grant Circle. Applicant requests Site Plan Review to install a 3-sided fence surrounding a patio. The project is in the Madison Barracks PDD, the Historic Overlay and National Register Districts and requires Site Plan review. A public hearing was scheduled.

Chair Quinn reviewed the application materials and asked the applicant, Christian Gascon, Fort Pike manager, to explain the project. Christian Gascon explained that this project could be the sample unit and explained how & where the fence would be located.

The board reviewed Part I of SEQR and then completed Part II of SEQR and found that there was no significant adverse effect on the environment in a motion made by Chair Quinn, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

Dick Stephens made a motion to acknowledge and determine that they have a complete application, seconded by Chair Quinn, Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

A public hearing was opened 8:15 pm, with no comments; the public hearing was closed at 8:16 pm.

Chair Quinn made a motion to approve the project, seconded by Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

Other Items for Discussion:

Chair Quinn remarked that they will likely have an application for Calla Lillies next month.

Research and recommend acceptable color palettes as stated in our zoning law. Tom Dyckes has been collecting manufacturer's charts for traditional historical colors.

Chair Quinn met with Dave Altieri and went over the Historic Structure Review forms he previously created as required by the CLG program. Dave Altieri will be revising the sample form he created and the board would only use the forms when there is a project in the Historic Overlay District.

NEXT MEETING: Wednesday, September 19, 2018

Chair Quinn mentioned that September 17, 2018 is the next training for Planning & Zoning boards, it is on SEQRA basics.

A motion at 8:30 pm was made by Chair Quinn to adjourn, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

Minutes submitted by

Kelli Ritz
Planning Board Secretary