

Village of Sackets Harbor Planning Board  
August 21, 2019  
Regular Meeting  
112 N. Broad St.  
Sackets Harbor, NY 13685

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

**Review and Approve minutes**

Chair Quinn requested verbiage change from “proper documents” to “subdivision application documents”. Tom Dyckes made a motion to approve the minutes, with amendment, seconded by Merle Tousant. Vote 5 ayes (Dyckes, Perkins, Stephens, Tousant, Quinn), 0 nays.

**Report to Village Board**

Chair Quinn gave a copy of the report to the board members presented at the September 10, 2019 Village Board Meeting.

**Old Business**

**New Business**

**#19-30 Ross Rowland, Hounsfield Street, Sackets Harbor;** Applicant requests Subdivision review to complete subdivision of 109 Hounsfield Street into Lot #1 (0.59 acres) and Lot #2 (0.735 acres). The project is located in the Village Residential Zoning District and requires Subdivision review under Zoning Law of the Village of Sackets Harbor. It was determined not to be 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 Tom Dyckes, seconded by Stasse Perkins. Vote 5 ayes (Dyckes, Perkins, Stephens, Tousant, 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. It was determined that a variance is needed due to under 100 feet of frontage on the property that would be created. No action was taken; the application was referred to the Zoning Board of Appeals and Jim Corbin.

**#19-32, Jan Maas, 113 North Broad Street, Sackets Harbor;** Applicant requests Site Plan Review for installation of fencing around a portion of the rear yard. The project is located in the Village Residential and Historic Overlay districts as well as the National Register District and therefore requires Site Plan review under Zoning Law of the Village of Sackets Harbor. A public hearing was opened at 7:22 pm, with one comment made by Jan Maas “The fence will be going around the pool”; the public hearing was closed at 7:22 pm. Tom Dyckes made a motion to accept the application as complete, seconded by Dick Stephens. Vote 5 ayes (Dyckes, Perkins, Stephens, Tousant, Quinn), 0 nays. It was determined to be a Type 1 action under SEQ. SEQ. 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, Perkins, Stephens, Tousant, Quinn), 0 nays. Chair Quinn made a motion to approve the application as submitted, seconded by Merle Tousant. Vote 5 ayes (Dyckes, Perkins, Stephens, Tousant, Quinn), 0 nays.

**#19-34, Kris Dimmick, 101 Boulton’s Beach Road, Sackets Harbor;** Applicant requests Subdivision review to complete minor subdivision. The project is in the Village Residential zoning district and therefore requires Subdivision review under the Zoning Law of Sackets Harbor. It was determined not to be a Type 1 action under SEQ. SEQ. 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, Perkins, Stephens, Tousant, Quinn), 0 nays. A public hearing was opened at 7:32pm, several neighbors expressed their concerns with the subdivision due to deed restrictions on the property. Steve Mott, 509 Ambrose St., expressed his concern with subdividing the commons and mentioned that there are 33 families that would be affected by this subdivision and there are legalities behind this. Barb Boulton, 115 Boulton’s Beach, agreed with Mr. Mott and added that there would be additional costs to all affected neighbors to change their deeds. A sheet of paper was passed around for all neighbors present to write their name and address as none agreed with the subdivision. Public hearing was closed at 7:43pm. Tom Dyckes made a motion to table the application so the board can be advised by the Village Attorney, seconded by Dick Stephens. Vote 5 ayes (Dyckes, Perkins, Stephens, Tousant, Quinn), 0 nays.

**#19-36, Dennis O’Brien, 117 North Broad Street, Sackets Harbor;** Applicant requests Site Plan for demolition of an existing shed, fill area with driveway stone, and place a 10x10 storage shed at the East end of the driveway. The project is located 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. It was determined to be a Type 1 action under SEQ. 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, Perkins, Stephens, Tousant, Quinn), 0 nays. A public hearing was opened at 8:06 pm, with comments made by George McCullouch “You can’t save everything”; the public hearing was closed at 8:07 pm. Tom Dyckes made a motion to refer to Village Board for demolition of existing shed, seconded by Chair Quinn. Vote 5 ayes (Dyckes, Perkins, Stephens, Tousant, Quinn), 0 nays. Tom Dyckes made a motion to table replacement structure until next meeting, seconded by Dick Stephens. Vote 5 ayes (Dyckes, Perkins, Stephens, Tousant, Quinn), 0 nays.

**#19-37, Lawler Commercial Properties, 11 Barracks Drive, Sackets Harbor;** Applicant requests Site Plan for roofing replacement and repairs to eaves, trim, and soffit. The project is located in the Madison Barracks PDD, the Historic Overlay district as well as the National Register District and therefore requires Site Plan review under the Zoning Law of the Village of Sackets Harbor. Applicant was present and noted severe leaking of roof. Applicant presented the board with colored pictures showing the current status of the project and roofing materials. Chair Quinn made a motion to accept the application as complete, seconded by Dick Stephens. Vote 5 ayes (Dyckes, Perkins, Stephens, Tousant, Quinn), 0 nays. It was determined to be a Type 1 action under SEQR. 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, Perkins, Stephens, Tousant, Quinn), 0 nays. A public hearing was opened at 8:27 pm, with comments made by George McCullouch “I am incredibly impressed with Mike Campbells’ work” and additional praise for what Mike Campbell has done for the Madison Barracks property; the public hearing was closed at 8:29 pm. Tom Dyckes made a motion to accept the application as complete, seconded by Dick Stephens. Vote 5 ayes (Dyckes, Perkins, Stephens, Tousant, Quinn), 0 nays. Stasse Perkins made a motion to approve, seconded by Tom Dyckes. Vote 5 ayes (Dyckes, Perkins, Stephens, Tousant, Quinn), 0 nays.

**#19-38, Madison Barracks Marina LLC, Pike Road, Sackets Harbor;** Applicant request Subdivision Review for a .66 acre parcel to be transferred to Madison Barracks Roadways, Inc. The project is located in the Madison Barracks PDD, the Historic Overlay district as well as the National Register District and therefore requires Subdivision Review under the Zoning Law of the Village of Sackets Harbor. It was determined to be a Type 1 action under SEQR. 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, Perkins, Stephens, Tousant, Quinn), 0 nays. A public hearing was opened at 8:42 pm, with comments made by George McCullouch “I am totally in favor of this application”; the public hearing was closed at 8:42 pm. Dick Stephens made a motion to accept the application as complete, seconded by Tom Dyckes. Vote 5 ayes (Dyckes, Perkins, Stephens, Tousant, Quinn), 0 nays. Tom Dyckes made a motion to approve, seconded by Dick Stephens. Vote 5 ayes (Dyckes, Perkins, Stephens, Tousant, Quinn), 0 nays.

### **Other Items for Discussion:**

**#19-39, Patricia Sigle, 408 Ontario St.,** Applicant would like to construct seawall on shoreline across width of property. The application will need DEC approval if the property is below the median high water level. Chair Quinn will call the applicant.

**NEXT MEETING: Wednesday, October 16, 2019**

A motion was made at 8:55 pm by Dick Stephens to adjourn, seconded by Tom Dyckes. Vote 5 ayes (Tousant, Perkins, Dyckes, Stephens, Quinn), 0 nays.

Minutes submitted by

Shannon Mason  
Planning Board Secretary