

Village of Sackets Harbor Planning Board
February 26, 2020
Regular Meeting
112 N. Broad St.
Sackets Harbor, NY 13685

Board Members present: Dick Stephens, Tom Dyckes, and Janet Quinn. Stasse Perkins and Merle Tousant were absent. A quorum was established. Meeting was called to order at 7:08 pm by Chair Quinn with the Pledge of Allegiance.

Review and Approve minutes

Dick Stephens made a motion to approve the minutes for January Regular Meeting as submitted, seconded by Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

Report to Village Board

Chair Quinn gave a copy of the report to the board members presented at the February 4, 2020 Village Board Meeting.

Old Business

#19-54, John D. Bozarth, 406 Ontario Street, Sackets Harbor. Applicant requests Site Plan Review to construct a new concrete seawall to prevent further shoreline erosion and property damage. The project is in the Village Residential Zoning District and requires Site Plan and Waterfront Review under the Zoning Law of the Village of Sackets Harbor. A public hearing was held at the January meeting and the project was referred to Jefferson County Planning for compliance with 239-m review requirements. Dick Stephens made a motion that the application is complete, seconded by Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays. Tom Dyckes made a motion to approve the application as submitted, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

#19-56, Northern Credit Union, Dodge Avenue, Sackets Harbor. Applicant requests Special Permit approval for an Internet Teller Machine (ITM) on a vacant parcel. The proposed development includes new pavement, lighting, landscaping and signage. The project is in the Village Residential Zoning District and requires a Special Permit and Site Plan Review under the Zoning Law of the Village of Sackets Harbor. It was determined 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 Chair Quinn, seconded by Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays. A public hearing was opened at 7:36 pm with comments from Kathleen Killeen, Carl Donders, Joe and Janie Darrah, and Matt St. Onge. All of the comments were in opposition of the project. The public hearing was closed at 7:48 pm. Tom Dyckes made a motion that the application is complete, seconded by Dick

Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays. Chair Quinn read a letter from Jim Corbin, Zoning Officer regarding the property and project. Tom Dyckes made a motion to deny the application as submitted, seconded by Dick Stephens under the rationale that there would be potential for significant negative impact on the adjacent neighbors with regard to noise and light, intrusion concerns, and negative property value concerns. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

#19-57, David Murphy, 412 Ontario Street, Sackets Harbor. Applicant requests Site Plan Review to demolish an existing cottage and garage to allow for new residential construction. The project is in the Village Residential Zoning District and requires Site Plan, Waterfront and Historic Reviews under the Zoning Law of the Village of Sackets Harbor. A public hearing was held at the January meeting and the project was referred to Jefferson County Planning for compliance with 239-m review requirements. The planning board will conduct the Site Plan Review and make a recommendation to the Village Board. Dick Stephens made a motion to approve the application and recommend approving the application to the Village Board, seconded by Chair Quinn. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

New Business

#20-1, Madison Barracks Marina LLC, Pike Road, Sackets Harbor. Applicant requests a “change in use” amendment to the Madison Barracks PDD for a portion of the “Marina Parcel” to SFR. The Marina Parcel was subdivided in August, 2019 (Project #19-28) to separate this 0.629 acre parcel from the Marina Parcel. 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 for the proposed amendment under the Zoning Law of the Village of Sackets Harbor. The Planning Board will conduct the Site Plan Review and make a recommendation to the Village Board. The Village Board will complete SEQR and the public hearing. Dick Stephens made a motion to recommend the approving the application to the Village Board with properly signed application for change in use, seconded by Janet Quinn. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

#20-3, David K. Powell, 404 Ontario Street, Sackets Harbor. Applicant requests Site Plan Review to construct a concrete seawall to prevent further shoreline erosion and property damage. The project is in the Village Residential Zoning District and requires Site Plan and Waterfront Review under the Zoning Law of the Village of Sackets Harbor. Applicant was present and addressed the board on specifics of the project. Chair Quinn made a motion to accept the application as provided, seconded by Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays. It was determined 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 Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays. A public hearing was opened and closed at 8:45pm with no comment. Tom Dyckes made a motion to approve the application, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

#20-4, David C. Murphy, 412 Ontario Street, Sackets Harbor. Applicant requests Site Plan Review to construct a concrete seawall to prevent further shoreline erosion and property damage. The project is in the Village Residential Zoning District and requires Site Plan and Waterfront Review under the Zoning Law of the Village of Sackets Harbor. Applicant was present and addressed the board with the specifics of the project. Chair Quinn made a motion to accept the application, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays. It was determined 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 Chair Quinn, seconded by Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays. A public hearing was opened and closed at 8:48pm with no comment. Dick Stephens made a motion to approve the application as presented, seconded by Tom Dyckes.

#20- 5, Dennis O'Brien, 117 North Broad Street, Sackets Harbor. Applicant requests Site Plan Review for installing a window on the South side of the residence and replacing the front door. 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. Chair Quinn made a motion to accept the application as submitted, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays. It was determined 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 Chair Quinn, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays. A public hearing was opened and closed at 8:51pm with no comment. Dick Stephens made a motion to approve the application, seconded by Chair Quinn. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

#20-7, Paula Edwards, 213 West Main Street, Sackets Harbor. Applicant requests Site Plan Review for signage for this retail space. The project is located in the Village Center and Historic Overlay Zoning Districts as well as the National Register District. It requires Site Plan review under the Zoning Law of the Village of Sackets Harbor. The applicant was present and addressed the board. Chair Quinn made a motion that the application is complete, seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays. A public hearing was opened and closed at 8:54pm with no comment. It was determined 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 Chair Quinn, seconded by Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays. Chair Quinn made a motion to approve the application,

seconded by Dick Stephens. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

#20-8 (Previously identified as # 19-15), Gabe Lines/Richard Cunah, GoodFellos Restaurant, West Main Street, Sackets Harbor. Applicant requests Site Plan Review for constructing an enclosure for the existing patio area at the back of the restaurant. The project is located in the Village Center and Historic Overlay Zoning Districts as well as the National Register District. It requires Site Plan review under the Zoning Law of the Village of Sackets Harbor. The applicant was present and addressed the board and answered their questions about the project. It was determined 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 Chair Quinn, seconded by Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays. A public hearing was opened and closed at 9:06pm with no comment. Dick Stephens made a motion to approve the project as designed with the exception of the doors pending submission of design criteria including manufacturers cut, catalog cut, and colors, seconded by Chair Quinn. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

Other Items for Discussion:

NEXT MEETING: Wednesday, March 18, 2020 7:00pm

A motion was made at 9:14 pm by to adjourn by Dick Stephens, seconded by Tom Dyckes. Vote 3 ayes (Dyckes, Stephens, Quinn), 0 nays.

Minutes submitted by

Shannon Mason
Planning Board Secretary