

Village of Sackets Harbor Planning Board
June 17, 2020
Regular Meeting
112 N. Broad St.
Sackets Harbor, NY 13685

Board Members present: Dick Stephens, Tom Dyckes, Merle Tousant, and Janet Quinn. Stasse Perkins was present via the zoom meeting. A quorum was established. Meeting was called to order at 7:03 pm by Chair Quinn.

Review and Approve minutes

Tom Dyckes made a motion to approve the minutes as corrected for May Regular Meeting, seconded by Merle Tousant. Vote 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays.

Report to Village Board

Chair Quinn gave a copy of the report to the board members presented at the June 9, 2020 Village Board Meeting.

Old Business

#20-29, Sackets Harbor Historical Society, 207 East Main Street, Sackets Harbor. Applicant requests Site Plan review for construction of an ADA-compliant ramp to replace the existing non-compliant ramp. Applicant was present and showed a model of the shed to the board as a pre-submission conference. Awaiting additional information from the applicant for the July Regular Meeting.

#20-1, Madison Barracks Marina LLC, Pike Road, Sackets Harbor. Applicant requested a “change in use” amendment to the Madison Barracks PDD for a portion of the “Marina Parcel” to SFR. The project is located in the Madison Barracks PDD, the Historic Overlay district as well as the National Register District and therefore required Site Plan Review for the proposed amendment under the Zoning Law of the Village of Sackets Harbor. In February the board recommended approval with several conditions. The applicant has provided the Phase 1a Archaeological survey for Planning Board review. The Phase 1a Archaeological survey was reviewed by the board.

#20-8 (Previously identified as # 19-15), Gabe Lines/Richard Cunah, GoodFellos Restaurant, West Main Street, Sackets Harbor. No new updates.

#20-11, Dorothy Arnold, 105 Brown Shores West, Sackets Harbor. Applicant requests Subdivision Review to subdivide a residential lot into two parcels, with frontage on Ambrose Street for the lot with an existing house and garage; the remaining parcel is to be attached to lot

#88.43-2-44 with frontage on Brown Shores West. The project is in the Village Residential Zoning District and requires Subdivision Review under the Zoning Law of the Village of Sackets Harbor. At the May meeting the planning board referred the application to the ZBA due to inadequate lot area to create conforming lots. The ZBA suggested that the applicant seek legal guidance.

#20-28, Sackets Harbor Historical Society, 119 West Main Street, Sackets Harbor.

Applicant requests Special Permit approval for placement and operation of a food trailer in conjunction with existing ice cream shop. The project is in the village Center as well as the Historic Overlay and National Register Districts. Chair Quinn read letters from neighboring property owners, addressing their concerns with the food trailer. Dave Altieri addressed the board for the applicant and explained their desire for a short-term special permit to use the food trailer in conjunction with the ice cream shop on Saturdays from 1pm to 7pm through September 30th 2020. 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 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays. Chair Quinn opened the public hearing at 7:23 pm. Connie Nicolette, 117 W Main St. expressed her opposition to the food truck. Gordon Jacobs, 113 W Main St. expressed his opposition to the food truck. The public hearing was closed at 7:37 pm. Dick Stephens made a motion that the application is complete, seconded by Chair Quinn. Vote 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays. The applicant, Jaime Strader, addressed the board and explained that the ice cream shop would need to close if the special permit wasn't granted due to COVID-19 related travel bans and event cancelations. Some conditions of this special permit were then discussed amongst the board. The trailer would be allowed a temporarily operated for 15 weeks, but the trailer must be removed from the property at close of business on Saturday and not return until the following Saturday. Merle Tousant made a motion to approve the application based on the addendum and conditions stated there-in with any violations of the trailer not adhering to those conditions would result in the special permit being rescinded, seconded by Chair Quinn. Vote 4 ayes (Dyckes, Perkins, Tousant, Quinn), 1 nay (Stephens).

New Business

#20-31, Northern Credit Union, Dodge Avenue, Sackets Harbor. Applicant requests Special Permit approval for an Internet Teller Machine (ITM) on a vacant parcel. The proposed project is a revision of a previously submitted design that was denied in February, 2020. This project proposes a drive-thru ITM with canopy, asphalt pavement, site lighting, landscaping and signage. The applicant had multiple individuals present via the zoom meeting. Nathan Hunter (CFO), Dan St. Hilaire (CEO), Dorothy Wolff (Facilities Manager), Kurt Hackwelder (Engineer), Heidi Stemkoski (Architect), and Brodie Smith (Attorney) all spoke on the project and their support for the approval of this project. Chair Quinn made a motion to accept the application, seconded by Dick Stephens. Vote 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays. It was determined that the project is not 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, Stephens, Perkins, Tousant, Quinn), 0 nays. Chair Quinn read letters from neighboring property owners, Kathleen Killeen and John Kenna expressing their concerns and disapproval of the project. Chair Quinn also read a letter from the ZEO Jim Corbin, stating that there were no outstanding zoning issues with the property. An email from Dana Peters was read in opposition of the project due to its location within Village Residential District. Chair Quinn opened the public hearing at 8:27pm. Matthew St. Onge, Dodge Ave, spoke in opposition of the project and suggested that a different location should be considered for this project. The public hearing was closed at 8:30 pm. Tom Dyckes made a motion that the application is complete, seconded by Dick Stephens. Vote 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays. Dick Stephens made a motion to approve Option 1 as presented, seconded by Tom Dyckes. Vote 4 ayes (Dyckes, Stephens, Perkins, Tousant), 1 nay (Quinn).

#20-34, Ann Barker/Mary Brouty, 402 Ontario Street, Sackets Harbor. Applicants request Site Plan Review to replace a damaged shoreline wall with a concrete wall and boat ramp above the 247 feet high water line. 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. 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 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays. Chair Quinn made a motion to accept the application, seconded by Tom Dyckes. Vote 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays. Dick Stephens made a motion that the application is complete, seconded by Chair Quinn. Vote 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays. A public hearing was opened at 9:11pm. With no comment, the public hearing was closed at 9:11pm. Dick Stephens made a motion to approve the application, seconded by Merle Tousant. Vote 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays.

#20-37, Mark and Patricia Pacilio, 111 North Broad Street, Sackets Harbor. Applicants request Site Plan Review to replace the front door on their residential property. The project is in the Village Residential Zoning District, the Historic Overlay and National Register Districts 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 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, Stephens, Perkins, Tousant, Quinn), 0 nays. Dick Stephens made a motion that that the application is complete, seconded by Chair Quinn. Vote 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays. A public hearing was opened at 9:15pm. With no comment, the public hearing was closed at 9:15pm. Tom Dyckes made a motion to approve the application, seconded by Merle Tousant. Vote 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays.

#20-38, Thomas and Robin Deierlein, 201 North Broad Street, Sackets Harbor. Applicants request Site Plan Review to construct an in-ground pool at their residential property. The project is in the Village Residential Zoning 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 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, Stephens, Perkins, Tousant, Quinn), 0 nays. Chair Quinn made a motion to accept the application, seconded by Tom Dyckes. Vote 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays. A public hearing was opened at 9:24pm. With no comment, the public hearing was closed at 9:24pm. Chair Quinn made a motion to approve the application as submitted, seconded by Dick Stephens. Vote 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays.

Other Items for Discussion:

- **OPRHP Horse Island Docks Project – Coastal Consistency and SEQR review**
- **Planning Board review and comment on proposed Solar Law for the Village of Sackets Harbor**

NEXT MEETING: Wednesday, July 15, 2020 7:00pm

A motion was made at 9:37 pm by to adjourn by Dick Stephens, seconded by Merle Tousant. Vote 5 ayes (Dyckes, Stephens, Perkins, Tousant, Quinn), 0 nays.

Minutes submitted by

Shannon Mason
Planning Board Secretary