

Village of Sackets Harbor Planning Board  
November 17, 2021  
Regular Meeting  
112 N. Broad St.  
Sackets Harbor, NY 13685

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

**Review and Approve minutes**

Dick Stephens made a motion to approve the minutes for the October Regular Meeting as submitted, seconded by Stasse Perkins. Vote 5 ayes (Dyckes, Perkins, Quinn, Stephens, and Tousant), 0 nays.

**Report to Village Board**

Chair Quinn gave a copy of the report to the board members presented at the November 12, 2021 Village Board Meeting.

**Old Business**

**#21-2, Lawler Realty, 85 Worth Road, Lakeview Estates Subdivision, Madison Barracks, Sackets Harbor.** Applicant requests review for a 15-lot subdivision. The project is in the Historic Overlay and National Register Districts as well as identified as Parcel # 14 in the Madison Barracks PDD. It requires Subdivision Review under the Zoning Law of Sackets Harbor. SEQR has been completed, a public hearing was held at the April 21 meeting, and at the May 12 meeting conditional preliminary approval was granted and a second public hearing was held at the July meeting. Awaiting submission of additional information required for final review.

**New Business**

**#21-50, The Whiskey Coop, 214 1/2 West Main Street, Sackets Harbor.** Applicant requests Site Plan Review to construct a front door vestibule for seasonal use. The project is in the Village Core and Historic Overlay Zoning Districts as well as the National Register District and therefore, requires Site Plan Review under the Zoning Law of the Village of Sackets Harbor. The applicant was present and was asked to address the Board. Chair Quinn made a motion to accept the application materials presented, seconded by Merle Tousant. Vote 5 ayes (Dyckes, Perkins, Quinn, Stephens, and Tousant), 0 nays. It was determined that the project is 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, Perkins, Quinn, Stephens, and Tousant), 0 nays. Chair Quinn opened the public hearing at 7:19pm, with no comment the public hearing was closed at 7:19pm. Stasse Perkins made a motion to approve a special permit valid through April 15<sup>th</sup> seconded by Dick Stephens. Vote 5 ayes (Dyckes, Perkins, Quinn, Stephens, and Tousant), 0 nays.

**#21-51, Jason Burto/Tin Pan Galley, 110 West Main Street, Sackets Harbor.** Applicant requests Site Plan Review to enclose the existing outdoor bar area to match the main building, with an operable glass panel system. The project is in the Village Core and Historic Overlay Zoning Districts as well as the National Register District and therefore, requires Site Plan Review under the Zoning Law of the Village of Sackets Harbor. The applicant was present at the meeting and presented plans to the Board. Chair Quinn made a motion to accept the application materials, seconded by Merle Tousant. Vote 5 ayes (Dyckes, Perkins, Quinn, Stephens, and Tousant), 0 nays. Chair Quinn opened the public hearing at 7:51pm, with no comment the public hearing was closed at 7:51pm. It was determined that the project is 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, Perkins, Quinn, Stephens, and Tousant), 0 nays. Stasse Perkins made a motion that the application is complete, seconded by Merle Tousant. Vote 5 ayes (Dyckes, Perkins, Quinn, Stephens, and Tousant), 0 nays. Tom Dyckes made a motion to give the project a two-stage approval process, stage one approval for design and stage two approval for materials, seconded by Stasse Perkins. Vote 5 ayes (Dyckes, Perkins, Quinn, Stephens, and Tousant), 0 nays. Tom Dyckes made a motion to approve the design plans presented with better review of materials for doors, windows, flooring, railing, and lighting when available for final approval, seconded by Stasse Perkins. Vote 5 ayes (Dyckes, Perkins, Quinn, Stephens, and Tousant), 0 nays.

**#21-52, Aubertine and Currier/AMS, 303 Ambrose Street, Sackets Harbor.** Applicant requests Subdivision Review to subdivide the Sackets Harbor Local Development Corporation's 30.55 acre parcel into two lots. A 9.8 acre lot will be purchased by AMS, Inc. with the remaining 20.70 acre lot being retained by the owner, the LDC. The project is in the Village Residential zoning district and requires Subdivision Review under the Zoning Law of the Village of Sackets Harbor. The applicant was present and asked to address the Board. Chair Quinn made a motion to accept the application materials, seconded by Tom Dyckes. Vote 5 ayes (Dyckes, Perkins, Quinn, Stephens, and Tousant), 0 nays. It was determined that the project is 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, Perkins, Quinn, Stephens, and Tousant), 0 nays. Chair Quinn opened the public hearing at 8:16pm, with no comments the public hearing was closed at 8:16pm. Tom Dyckes made a motion to approve the application, seconded by Dick Stephens. Vote 5 ayes (Dyckes, Perkins, Quinn, Stephens, and Tousant), 0 nays.

**NEXT MEETING: December 15, 2021**

A motion was made at 8:20 pm by to adjourn by Chair Quinn, seconded by Stasse Perkins. Vote 5 ayes (Dyckes, Perkins, Quinn, Stephens, and Tousant), 0 nays.

Minutes submitted by  
Shannon Mason  
Planning Board Secretary

