

Village of Sackets Harbor Planning Board  
July 26, 2023  
112 N. Broad St. Sackets Harbor, NY 13685

Board Member present: Janet Quinn, Mike Smith and Dick Stephens were present. Merle Tousand and Stasse Perkins were absent. Also present, Jim Corbin, Zoning Enforcer Officer.

A quorum was established. Meeting was called to order at 7:02 pm by Chair Janet Quinn.

### **Review and Approve minutes**

Chairwoman Quinn made a motion to approve the minutes as corrected for June 21, 2023 Regular Meeting seconded by Dick Stephens. Vote 3 ayes (Quinn, Stephens and Smith), 0 nays. (Perkins and Tousand) absent.

### **Report to the village Board**

Chair Quinn will give a copy of the report to the Village Board at the meeting on June 11, 2023.

### **Old Business**

Chairwoman Quinn read the rationale for the United Presbyterian Church special permit, zoning application #23-27.

An email from the ZBA Chairman Constance was reviewed and acknowledged. The ZBA granted the side yard variance for the zoning application #23-24 Donald and Judy Frisbee.

**#23-32, Brian Krueger on behalf of James Dell'Olio, 522 Bradley Street, Watertown, NY.** Applicant requests Site Plan Review for construction of a "carriage house" on Lot # 6 in Lakeview Estates within the Madison Barracks PDD. The project is also within the Historic Overlay District and the National Register District.

Chairwoman Quinn made a reference that this project is in an approved subdivision in Madison Barracks. The site plan requires approval from Lawler Realty per the Zoning restrictions on the landowner covenants filed with the Deeds. It also requires the NYS Parks, Recreation Historic Preservation office review and comment, that pertains to DEC storm water permit process that was negotiated previously between DEC State Historic Preservation, Lawler Realty and the SH Planning Board. It was also mentioned that there was a previously house design for this lot in April 2023.

Brian Krueger was present; he is the architect representing the applicants Mr. and Mrs. Dell'Olio. Mr. Krueger addressed the Board members and explained the project. He also mentioned that Mr. and Mrs. Dell'Olio intention is not to proceed at this point with the project previously approved. Their intention is to proceed with the carriage house.

Chairwoman Quinn mentioned that application documents were submitted in the portal Cultural Resources Information System CRIS, but they have not responded yet.

The Board members and the ZEO express concern if the applicants intended to build two homes on the same lot, because the applicants have a previously approved site plan and are now applying for a carriage house.

Mrs. Dell'Olio was present and addressed the Board members. She said that it is uncertain if they will build the house previously approved, at this moment the carriage house is more feasible to their budget.

Karen Williams was present; she spoke in favor of the project. She asked if the applicants decide to build the other house in the future, would this be possible if they remove the kitchens from the carriage house.

Don Branche was present and talked in favor of the project.

Mr. Corbin said if they remove the kitchens, it might be considerate an accessory apartment, if it complies with the Zoning Law.

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 3 ayes (Quinn, Stephens and Smith), 0 nays. (Perkins and Tousand) absent.

Mrs. Dell'Olio presented a sample of the colors that they will use on the carriage house, snowscape white and summit blue.

Charwoman Quinn noted that Board have completed SEQR review. The Planning Board need to wait for NYS Parks, Recreation Historic Preservation office comments on the project. The plan submitted as this meeting will need to be presented to the Zoning Board of Appeals for an area variance. This application will be reviewed strictly as a single-family residence, and if the applicants or somebody else decide in the future to build another structure, they will have to submit another application. Mr. Brian Krueger might submit new information or changes on this project.

Chairwoman Quinn opened the public hearing at 7:57 pm. Don Branche was present and talked in favor of the project, no more comment, the public hearing was closed at 7:57 pm. With the amount of information yet to be submitted and reviewed, the Board took no final action on the project.

**#23-33, Christine Topping, 307 North Broad Street, Sackets Harbor.** Applicant requests Site Plan Review for replacing the roof with a shingle metal roofing material. The project is in the Village Residential Zoning District as well as the Historic Overlay District and National Register District.

Christine Topping was present and asked to address the board. She explained the project, and presented a sample of the roof material that will be use to replace the existing damaged roof. A picture was taken and added to the file.

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 3 ayes (Quinn, Stephens and Smith), 0 nays. (Perkins and Tousand) absent.

Chairwoman Quinn opened the public hearing at 8:05 pm, with no comment, the public hearing was closed at 8:05 pm.

Dick Stephens made a motion that the application is complete, seconded by Mike smith. Vote 3 ayes (Quinn, Stephens and Smith), 0 nays. (Perkins and Tousand) absent.

Dick Stephens made a motion to approve the application as requested, seconded by Janet Quinn. Vote 3 ayes (Quinn, Stephens and Smith), 0 nays. (Perkins and Tousand) absent.

**#23-34, Brian Krueger on behalf of Zeke Martinov, 522 Bradley Street, Watertown, NY.** Applicant requests Site Plan Review for construction of a residence on Lot # 13 in Lakeview Estates within the Madison Barracks PDD. The project is also within the Historic Overlay District and the National Register District.

Chairwoman Quinn made a reference that this project is in the subdivision in Madison Barracks. The planning Board has not received the response/comments from NYS Parks, Recreation Historic Preservation office on this project.

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 3 ayes (Quinn, Stephens and Smith), 0 nays. (Perkins and Tousand) absent.

Brian Krueger was present; he is the architect representing the applicants Mr. Zeke Martinov. Mr. Krueger addressed the Board members and explained the project.

Chairwoman Quinn opened the public hearing at 8:35 pm, no comments, the public hearing was closed at 8:35 pm.

Chairwoman Quinn noted that Board have completed the EFA form review. The Planning Board need to wait for NYS Parks, Recreation Historic Preservation office comments on the project. She also noted that board discussed some design concerns, the orientation to the road, and the project might need to be review by the Zoning Board of Appeals for a variance. With the amount of information yet to be submitted and reviewed, the Board took no final action on the project.

**#23-35, Harold Cring, East Main Street, Sackets Harbor.** Applicant requests Site Plan Review for construct a cedar picket fence at the residence. The project is in the Village Residential Zoning District as well as the Historic Overlay District and National Register District.

It was acknowledged a new revised site drawing submitted by the applicant changed on the application request. The fence will be 6 feet heigh along Monroe St. side. The rest of the fence will be 4 feet heigh.

Chairwoman Quinn mentioned that dispute between Mr. Cring and his neighbors regarding the placement of fence on the back yard. She mentioned that Board can review the application on merits of the application and the zoning law, and any neighborly fence disputes are neighborly fence disputes.

Mr. Corbin quote the Village's attorney. "The village is not an arbiter of a property line disputes, and the Zoning Officer is not a licensed surveyor." It was also mentioned the neighbors' statement regarding the back yard trees. Mr. Corbin said that only legal documents that The Village has prepared for trees is supported, trees of extreme margin and that's the ones that are planted even by the Village.

Chairwoman Quinn opened the public hearing at 8:41 pm, with no comments, the public hearing was closed at 8:41 pm.

Chairwoman Quinn made a motion that the application is complete, seconded by Dick Stephens. Vote 3 ayes (Quinn, Stephens and Smith), 0 nays. (Perkins and Tousand) absent.

Dick Stephens made a motion to approve the application as requested, seconded by Mike Smith. Vote 3 ayes (Quinn, Stephens and Smith), 0 nays. (Perkins and Tousand) absent.

**#23-36, The Apartments at Madison Barracks, for property located at 113-127 LaGuardia Place, Sackets Harbor.** Applicant requests Site Plan Review to replace deteriorated roofing at the residential properties. The project is in the Madison Barracks PDD, the Historic Overlay District and National Register District.

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 Chairwoman Quinn seconded by Dick Stephens. Vote 3 ayes (Quinn, Stephens and Smith), 0 nays. (Perkins and Tousand) absent.

Chairwoman Quinn opened the public hearing at 8:47 pm, with no comments, the public hearing was closed at 8:47 pm.

Dick Stephens made a motion that the application is complete, seconded by Mike Smith. Vote 3 ayes (Quinn, Stephens and Smith), 0 nays. (Perkins and Tousand) absent.

Dick Stephens made a motion to approve the application, seconded by Chairwoman Quinn. Vote 3 ayes (Quinn, Stephens and Smith), 0 nays. (Perkins and Tousand) absent.

Mr. Corbin noticed that picture of the material submitted with the application does not look the same as the one previously approved. Chairwoman reviewed the zoning application file #22-57, the roof material approved for that application is called Owen Corning's Berkshire shingle in the color "Colonial". The material that the applicant submitted for this application is called Camelot II Shingles. Chairwoman proposed to amend the approval for this application.

Dick Stephens made a motion to amend the previous motion approving this application as presented. This application has been granted conditional approval as long as the roof material use in this project is the same used and approved in the previously application #22-57 for consistency in appearance, seconded by Chairwoman Quinn. Vote 3 ayes (Quinn, Stephens and Smith), 0 nays. (Perkins and Tousand) absent.

**NEXT MEETING: August 30, 2023**

A motion was made at 8:54 pm to adjourn by Chairwoman Quinn, seconded by Dick Stephens (Quinn, Stephens, and Smith), 0 nays, (Perkins and Tousand) absent.

Minutes submitted by Erika Rauch Planning Board Secretary