

Village of Sackets Harbor Planning Board
August 30, 2023
112 N. Broad St. Sackets Harbor, NY 13685

Board Member present: Janet Quinn, Mike Smith, Merle Tousant and Dick Stephens were present. Stasse Perkins was 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

Dick Stephens made a motion to approve the minutes as corrected for July 26, 2023 Regular Meeting seconded by Chairwoman Quinn. Vote 4 ayes (Quinn, Stephens, Tousand, and Smith), 0 nays. (Perkins) absent.

Report to the village Board

Chair Quinn will give a copy of the report to the Village Board at the meeting on August 8, 2023.

Old Business

#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. SEQOR was completed and a public hearing was held at the July meeting.

Brian Krueger was present and asked to address the Board. Mr. and Mrs. Dell'Olio were present via Zoom, they addressed the Board on behalf of the project as well.

Brian Krueger submitted a new site plan and drawings dated August 28, 2023; and presented the information to the Board. The Village office submitted site plan and drawings on the CRIS portal. SHPO has not made any comments on this new information.

Chair Quinn read a letter from New York State Historic Preservation Office (SHPO). The office reviewed the site plan and drawings dated June 27, 2023. The following comments were made:

- Orientation: The South elevation faces the traditional/ historic street frontage along Pike Road. As such the building facade should be aligned more closely with the street.
- South entrance/ facade: This facade should be treated, at least visually, as a main entrance with some architectural character to reference the historic streetside orientation. Elements such as dormers, additional windows, and a small entry porch or canopy may be incorporated to reference a traditional main entrance. Garage doors should not face the street.

Mike Campbell and Don Branche were present, they spoke in favor of the project. Chairwoman Quinn mentioned that the planning board's attorney advised the planning board to not grant final approval until at least the roads, water and sewer had been conveyed to the Village. A majority of the board felt if the applicant was willing to assume that risk, that was up to them and not the board.

Dick Stephens made a motion that the application is complete, seconded by Merle Tousant. Vote 4 ayes (Quinn, Stephens, Tousant and Smith), 0 nays, (Perkins) absent.

Dick Stephens made the motion to grant conditional approval, seconded by Mike Smith. Vote 3 ayes (Stephens, Tousant and Smith), 1 nay (Quinn), (Perkins) absent.

Conditions attached to the approval are as follows:

- Modify the garage doors to include windows in the top sections of both 4-panel doors;
- Modify the pedestrian door by the garage doors to include glass for at least the upper portion of the door;
- With the road and some other infrastructure elements yet to be conveyed to the Village, the applicant is assuming the risk associated with the approval prior to conveyance to the Village; and
- The "carriage house" as designed and positioned on the lot does not comply with the Lakeview Subdivision's approved 30' front yard setback and therefore, an area variance would be required.

The first two conditions pertain to lengthy discussions regarding the "front" of the carriage house facing Vollum Road which has garage doors as the dominant emphasis, rather than the more traditional "front" of a home with a front door, windows, and other features like a porch, in addition to a garage. The third condition pertains to a lengthy discussion regarding the fact that the roads and other elements of the IA agreement have yet to be finalized and conveyed to the Village.

#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. SEQR was completed and a public hearing was held at the July meeting.

Brian Krueger was present and asked to address the Board. He submitted a new site plan and drawings dated August 28, 2023; and presented the information to the Board. The site plan and drawings were submitted on the CRIS portal by the Village office. SHPO has not made any comments on this new information. He also presented an Easement agreement for lot #7 and Lot #13.

Chair Quinn read a letter from New York State Historic Preservation Office (SHPO). The office reviewed the site plan and drawings dated June 09, 2023. The following comments were made:

- Design: The design is generally compatible with the historic district.

- Exterior cladding: The exterior stucco finish should be a flat, non-decorative finish. Instead of all stucco, consider using siding at the upper or lower story to break up the façade, as is typically seen on an early 20th century craftsman or foursquare style two- story house.

Mike Campbell was present; he spoke in favor of the project.

Dick Stephens made a motion that the application is complete, seconded by Merle Tousant. Vote 4 ayes (Quinn, Stephens, Tousant and Smith), 0 nays, (Perkins) absent.

Dick Stephens made the motion to grant conditional approval, seconded by Merle Tousant. Vote 4 ayes (Quinn, Stephens, Tousant and Smith), 0 nays, (Perkins) absent.

Conditions attached to the approval is as follows: The project is approved with the condition the applicant is assuming the risk associated with the approval being prior to conveyance to the Village given that the road and some other infrastructure elements have yet to be conveyed to the Village.

#23-42 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. SEQR was completed and a public hearing was held at the July meeting. Conditional approval was granted, pending submittal of additional information about the roofing material.

Chairwoman Quinn explained that manufacturer does not have available the previous roof material approved for Madison Barracks at the meeting in July, therefore the applicant requested an amendment. The applicant proposes a new roof material, is Camelot II, in color “Royal Slate”.

Chairwoman Quinn made the motion to amend and approve the project, seconded by Dick Stephens. Vote 4 ayes (Quinn, Stephens, Tousant and Smith), 0 nays, (Perkins) absent.

New Business

#23-36, Sackets Harbor Historical Society, for property located at 119 West Main Street, Sackets Harbor. Applicant requests Site Plan Review to replace cedar shingle roof with black asphalt shingle roof. The project is in the Village Residential and Historic Overlay District zoning districts as well as the National Register District. A public hearing has been scheduled. David Altieri was present and addressed the board on behalf of the applicant.

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 4 ayes (Quinn, Stephens, Tousant and Smith), 0 nays, (Perkins) absent.

The board discussed the change in roofing material from cedar shingles to asphalt shingles. The applicant explained that the SHHS never had information indicating that the roof originally had cedar shingles, and that the cedar shingles were a donation to the SHHS by a community resident, the replacement shingles are Camelot II, in color “Royal Slate”.

Dick Stephens made a motion that the application is complete, seconded by Merle Tousant. Vote 4 ayes (Quinn, Stephens, Tousant and Smith), 0 nays, (Perkins) absent.

Chairwoman Quinn opened a public hearing at 8:45pm, with no comment the public hearing was closed at 7:45pm.

Dick Stephens made the motion to approve the project, seconded by Merle Tousant. Vote 4 ayes (Quinn, Stephens, Tousant and Smith), 0 nays, (Perkins) absent.

NEXT MEETING: September 20, 2023

A motion was made at 9:05 pm to adjourn by Chairwoman Quinn, seconded by Mike smith (Quinn, Stephens, Smith and Tousant) 0 nays, (Perkins) absent.

Minutes submitted by Erika Rauch Planning Board.

