

Village of Sackets Harbor Zoning Board of Appeals  
September 14, 2023  
Regular Meeting  
112 N. Broad St.  
Sackets Harbor, NY 13685

The meeting was called to order at 4:15 pm by Chairman Jon Constance. Members present: Chairman Jon Constance, Frank Reynolds, Lawrence Barone and John Kenna. Floyd Dame was absent.

Minutes from the July 07, 2023 meeting were approved as presented in a motion made by Lawrence Barone, seconded by Frank Reynolds. Vote 4 ayes (Constance, Reynolds, Kenna, and Barone), 0 nays. Floyd Dame was absent.

**New Business**

**#23-32Z, Brian Krueger on behalf of James Dell'Olio, 522 Bradley Street, Watertown, NY.**

Applicants request an area variance for construction of a "carriage house" on Lot # 6 in Lakeview Estates within the Madison Barracks PDD. 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 project is also within the Historic Overlay District and the National Register District.

Chairman Jon Constance made a motion to open the public hearing at 4:15 pm. The applicants, Mr. and Mrs. Dell'Olio, were present via Zoom and addressed the Board on behalf of the project. Mike Campbell was present via Zoom; he spoke in favor of the project as well. During the public hearing Chairwoman Quinn was present and addressed the board with information regarding the legal viewpoint on the setback. Frank Reynolds made a motion to close the public hearing at 4:41 pm, seconded by John Kenna. Vote 4 ayes, (Constance, Reynolds, Kenna, and Barone), 0 nays. Floyd Dame was absent.

Frank Reynolds made a motion to approve the ZBA application as presented, if there is any additional action in the future for example build a house or secondary structure, that will need to be approved by the Planning Board, and the kitchens would have to be removed from the carriage house to be considered as an accessory apartment, seconded by John Kenna. Vote 4 ayes (Constance, Reynolds, Kenna, and Barone), 0 nays. Floyd Dame was absent.

A motion to adjourn the meeting was made at 4:41 pm by Frank Reynolds, seconded by Chairman Jon Constance. Vote 4 ayes (Constance, Reynolds, Kenna, and Barone), 0 nays. Floyd Dame was absent.

Minutes submitted by  
Erika Rauch  
ZBA Secretary