

Planning Board  
Village of Dexter  
Regular Meeting  
September 26, 2016  
Minutes

Quorum: Yes

Meeting called to order at 6:30 PM by Chairman Stephanie Ferguson.

Members present: Stephanie Ferguson, Maureen Heise, Heidi Bernier, Deborah Harmann, Brian Moore, Nolan Pitkin

Members Absent: Todd Reinhardt {called in}

Also present: Carol Corliss, Resident

Craig Greene, Resident

Mr. & Mrs. Stephen Mizgala, parents of Stephen Mizgala, Applicant

Stephen Mizgala, Applicant

Christopher & Kristy Littell, Applicant

Tom Peters, Resident

Deborah Cote, Executive Director Frontier Housing

James Millington, Code Enforcement/Zoning Officer

Michael Bourcy, Jefferson County Planning

6:30 PM: Motion Heidi Bernier 2<sup>nd</sup> Deborah Harmann to open the Public Hearing to hear comments on the application submitted by Carol Corliss to open a retail shop, selling refurbished furniture and home décor.

Ayes: 6: Stephanie Ferguson, Maureen Heise, Heidi Bernier, Deborah Harmann, Brian Moore, Nolan Pitkin

Nays: 0

Carol Corliss stated the following:

~She would like to open a retail business, selling refurbished furniture and home décor at a shop located on her property at 410 West Grove Street.

~The shop will be located in an 18 x 20 building in front of her house & not attached to the house.

~Parking will be in the driveway, which is a triple width driveway or street parking in front of the shop.

~ A 2x2 sign will be installed over or near the door to the shop.

~Unsure whether shop will be open in the winter months.

Comments:

~Size and placement of signage.

~Questioning parking availability.

~Placement of building clarification.

Motion Deborah Harmann 2<sup>nd</sup> Heidi Bernier to close Public Hearing.

Ayes: 6: Stephanie Ferguson, Maureen Heise, Heidi Bernier, Deborah Harmann, Brian Moore, Nolan Pitkin.

Nays: 0

Hearing closed at 6:41 PM.

The members will wait for comments from the Jefferson County Planning Board before making a decision on the application. County Planning will review the application on September 27, 2016.

Motion Brian Moore 2<sup>nd</sup> Nolan Pitkin to approve minutes from the August 22, 2016 meeting.  
No corrections/additions.

Ayes: 6: Stephanie Ferguson, Maureen Heise, Heidi Bernier, Deborah Harmann, Brian Moore, Nolan Pitkin.

Nays: 0

Motion Nolan Pitkin 2<sup>nd</sup> Heidi Bernier to change the October meeting from the 31<sup>st</sup> to the 24<sup>th</sup>, due to Halloween.

Ayes: 6: Stephanie Ferguson, Maureen Heise, Heidi Bernier, Deborah Harmann, Brian Moore, Nolan Pitkin,

Nays: 0

Motion Maureen Heise 2<sup>nd</sup> Brian Moore to hold a special meeting on Monday, October 3, 2016 at 6:30 PM to review comments from the Jefferson County Planning Board regarding the applications submitted by Carol Corliss and Christopher Littell and to review information Mr. Mizgala will submit to the Board.

Ayes: 6: Stephanie Ferguson, Maureen Heise, Heidi Bernier, Deborah Harmann, Brian Moore, Nolan Pitkin

Nays: 0

6:50 PM: Motion Nolan Pitkin 2<sup>nd</sup> Maureen Heise to open Public Hearing to hear comments on the application submitted by Christopher Littell to open an Auto Repair/Sales & Restoration Shop to be located at 349 Lakeview Drive.

Mr. Littell stated the following:

~The business will be doing fleet maintenance on Fed Ex trucks and vehicles.

~Repair on individual vehicles.

~Lift equipment restoration.

~Selling of a small number of vehicles that he may purchase through an auction, repair/service and re-sell.

~He will apply for a New York State Registration number in order to do mechanical work on vehicles.

~He will apply to New York State for a license to sell vehicles.

~A door will be installed in the back to allow vehicles access to the building.

~ The doors in the front of the building will be closed for the majority of the time to alleviate noise.

~Lighting on the building will remain as is.

~Ideal location for the shop.

~Plenty of parking lot area.

~On occasion, there may be vehicles, waiting for repair, parked on the side and in back of the building.

~Fire alarm and security system in place.

~Has lease agreement with Frontier Housing for 3500 square feet of the building. [about ½ the building]. There will be room for the business to grow if desired.

~No signage at this time.

Mr. Millington stated that Mr. Littell needs to present a more accurate scope of work that he plans to do and stay within the boundaries so the Planning Board will have a solid understanding of what they are approving/disapproving.

Any additions to the business that are not clearly stated on the original application and special use permit will need to be brought before the Planning Board.

Deborah Cote stated that the lease drawn up by Frontier Housing for Mr. Littell covers lighting, noise, parking lot area. {no eyesores}

Motion Maureen Heise 2<sup>nd</sup> Nolan Pitkin to close Public Hearing.

Ayes: 6: Stephanie Ferguson, Maureen Heise, Heidi Bernier, Deborah Harmann, Brian Moore, Nolan Pitkin

Nays; 0

Hearing closed at 7:14 PM.

Members will review comments made from the Jefferson County Planning Board before making a decision on the application. The Jefferson County Planning Board will review the application on September 27, 2016.

Discussion on the application submitted by Stephen Mizgala for a Pizza Café to be located at 544 Lakeview Drive.

Mr. Mizgala states the following:

~All trash will be enclosed in containers within a stockade fence.

~He will install a 6 x 6 stockade fence between the business and the neighbor, Sherri Crescent Addison.

~Six barn type lights will be installed and faced straight down. Three of the lights will be near the entrance door area and three will be installed in the back. Lights will be turned off when business is closed.

~Existing entrance will remain the main entrance.

~The existing signage does not meet the zoning law requirements for lighting. Mr. Mizgala states it is more cost effective to re-do the existing signs. He would like to use the existing lighted sign, which is 4 x 6.

Planning Board Response: He will need to go to the Zoning Board of Appeals to apply for an area variance to use existing signs as they are larger than the zoning law allows. He can open with a 2 x 2 sign, which the zoning law allows, and, at a later date, go to the Zoning Board of Appeals for the area variance. He can remove, paint over or cover existing signs until which time the area variance is granted.

~There are 13 parking spaces, 10 x 16.

The Board asked Mr. Mizgala to update his site map to show everything inclusive on one map. {To include signage, storage of trash, lighting, parking, dimensions.} Mr. Mizgala agreed and will turn map into clerk when completed.

Mr. Millington stated there are codes Mr. Mizgala must comply with to include repairs to the existing siding, renovate to a handicap bathroom, and abide by all New York State Building & Safety Codes and the local Zoning Laws. A certificate will be required from the Department of Health before a Certificate of Occupancy can be issued.

Motion Maureen Heise 2<sup>nd</sup> Deborah Harmann for adjournment.

Ayes: 6: Stephanie Ferguson, Maureen Heise, Heidi Bernier, Deborah Harmann, Brian Moore, Nolan Pitkin. Nays: 0: Meeting adjourned at 7:39 PM.

Respectfully submitted,

