

*Planning Board
Village of Dexter
September 24, 2018
6:30 PM*

Quorum: Yes

Members Presents: Stephanie Ferguson, Heidi Bernier, Deborah Klem Harmann, Brian Moore, Carol Tucker Oliver

Members Absent: Todd Reinhardt {called in}
James Millington, Code/Zoning Officer {out of town}

Also Present: Michael Bourcy, Director/Planning Board Director
James & Tina LaCombe, Applicants

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

Motion Heidi Bernier, 2nd Carol Oliver to accept minutes from the Special Meeting on April 9, 2018.
No corrections/additions.

Ayes: 5 Stephanie Ferguson, Heidi Bernier, Deborah Klem Harmann, Brian Moore, Carol Oliver
Nays: 0

Old Business: None

New Business: **FYI:** Mr. Millington requested the Planning Board be informed of the forthcoming application from AT&T to lease space on the water tower to install equipment. Each member received a copy of the correspondence from AT&T to Mr. Millington.

James & Tina Lacombe submitted an application & special use permit to open an Auto Repair Shop at 518 William Street {#72.67-2-39.} The property is presently owned by Rosetta Decilles. Mr. & Mrs. Lacombe will not purchase the property until they are approved by the Board to open the business.

Comments:

Board Comments: Present business, located at 19431 State Route 12F, Watertown, NY looks unkempt from road. There are many vehicles in the parking area and have remained there for a period of time. Members express their concern and state they want the business in Dexter to be neater and less cluttered. They understand the business is an auto repair service and it is difficult not to generate some clutter. A fence is suggested. The applicants are agreeable to the fence.

Applicants Reply: Some of the vehicles do not belong to him but belong to a neighbor who is storing them there. They are leasing the building the business is currently in.

Board Comments: The business is called M&K Rentals. Is there is a rental business included?

Applicants Reply: No rental business. The applicants bought the business from Gary Mattice. It is difficult and time consuming to change the name due to the NYS Inspection Certificate. Car inspections are part of the business.

Board Comments: Noise is an important factor.

Applicant's Reply: Noise will be at a minimum.

Board Comments: Lighting will not have an effect on the neighbors.

Applicant's Reply: There probably will not be additional lighting.

Board Comments: Hours of operation?

Applicant's Reply: Monday – Friday; 8AM to 5PM; The owner, at this point, is the only employee. He does only mechanical work, no body work.

Board Comments: All signage must meet the zoning law requirements.

Applicant's Reply: They plan to bring sign from present business and install on building. If it does not meet the zoning requirements, they will get a sign that does.

Board Comments: Will you be renting out the front apartment?

Applicant's Reply: There is presently no apartment there. They will be using the whole building for their business, office and storage. There are two bathrooms in the building.

Board Comments: What are the plans for disposal for metal waste, tires, waste oil and antifreeze?

Applicant's Reply: KIMCO picks up the metal waste. The tire companies will take away old tires. Heating for the garage will use the old oil.

Board Comments: Will there will be a handicap accessible entrance?

Applicant's Reply: Agreeable to.

Mr. Millington will decide if handicap accessible is required.

Board Comments: Concern for the neighboring residents, including the residents of Poole Apartments, Memorial Apartments, and the school children who may walk by there each day. Concern for impact on the neighborhood. A Public Hearing will be held at a future date and all neighbors will receive notice to the hearing.

The village welcomes new businesses to the area. New businesses must meet all zoning law requirements and procedures.

Mr. Millington will need to approve the application and the special use permit application before the process can continue.

Mr. & Mrs. Lacombe left the meeting at 7:05 PM.

The clerk will write a letter to the Lacombes requesting a site plan drawing of exactly where the lighting, signage, entrance and fence will be. Question asking if they have plan for the left side of the building. {drawn to scale}. Also show dumpster or where trash will be stored. Enclose a copy Section 325-69.

The next regular meeting will be held Monday, October 29, 2018 at 7:00 PM. The ZBA will meet at 6:45 PM.

Motion Deborah Harmann 2nd Heidi Bernier for adjournment.

Ayes: 5 Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Brian Moore, Carol Oliver

Meeting closed at 7:40 PM.

Respectfully submitted,
Charlene Mannigan, Clerk

