

Planning Board
Village of Dexter
March 25, 2019
Minutes

Quorum: Yes

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

Members present: Stephanie Ferguson; Chairman, Deborah Klem Harmann, Todd Reinhardt, Brian Moore

Also present: Michael Bourcy, Jefferson County Planning
James Millington, Code Enforcement Officer
Joe Finn, Applicant
Michelle McGrann, Clerk
Danielle Queior, Clerk
Brody Moore, son of Brian Moore

Absent: Carol Oliver {called in}
Heidi Bernier {called in}

Privilege of the Floor: None

Motion Deborah Harmann 2nd Brian Moore to accept minutes of the March 25, 2019 meeting.

No additions/corrections.

Ayes; 5 Stephanie Ferguson, Deborah Klem Harmann, Todd Reinhardt, Brian Moore.

Nays: 0

Correspondence: 0

Old Business: Chairman Ferguson informed the members of the following:

At the Board of Trustees meeting held on March 19, 2019, the members unanimously voted to change the zoning classification for the property located at 518 William Street {72.67-2-39: owned by Rosetta Decilles} from Commercial to R-3 and the property located at 373 East Kirby Street {72.67-2-39: owned by Frontier Housing} from R-1 to R-3. On March 20, 2019, Rosetta Decilles called the Village Office with information that she may have a buyer for her property. The buyer would like to have a floor covering business at the location. In order for the floor covering business to be on that location, the property would have to have a Commercial Zoning Classification and the owner would have to apply for a Special Use Permit. Mayor James Eves agreed to give Mrs Decilles a period of time to sell the property to the interested party. If the property doesn't sell within a fair amount of time the Board of Trustees will proceed with the zoning classification change.

New Business: Chairman Ferguson introduced the two new employees for the Village of Dexter to the Board Members. Michelle McGrann will replace Patricia Lamon as Clerk-Treasurer and Danielle Queior will replace Charlene Mannigan as Deputy Clerk Treasurer and Zoning/Planning Board Clerk.

Joe Finn, 220 Water Street, has submitted an application and a special use permit to open a Bistro-type restaurant located at his residence.

Mr. Finn stated the following:

- ~The restaurant will be located in the downstairs of the residence. He may live in the upstairs of the residence.
- ~There will be two smaller dining rooms: each having the capacity for 15-18 people.
- ~There will be a small bar area with the capacity for 12-15 people.
- ~He does not foresee more than 60 people capacity at any one time.
- ~He will build an addition to the residence which will house the kitchen.
- ~He will have an Italian American Menu.
- ~Wine and beer will be served. No liquor.
- ~There may be a patio located in the back of the property.
- ~Hours of operation will be 11 AM to 10 PM.
- ~The business will be year-round.
- ~Parking will be available between his property and the Marquette property. He states he can get between 17 - 20 cars in the area. He will put gravel in the area. Paving may be done in the future. He will remove one tree from the area.
- ~He is hoping to have a few parking spaces on the Liberty Street area.
- ~He does not want to utilize parking in the front of the building. His reasoning is he wants it to look neat and attractive.
- ~He will plant 4-foot hedges for a barrier along his property.
- ~He will landscape the property.
- ~He is aiming to maintain the historical value of the building, which was built in 1848.
- ~He previously ran a restaurant in Sackets Harbor. {The Barracks}
- ~Snow removal will be done with a snow blower.
- ~He states his neighbors are used to people parking everywhere in that area and doesn't feel they will be concerned.
- ~He has to provide engineered drawings for the Department of Health and the Jefferson County Planning Department.

Planning Board Members comments as follows:

- ~Concerns for the neighbors with the parking, especially on the Liberty Street area.
- ~Awareness for handicap parking.
- ~Each parking space 10 foot x 18 foot.
- ~Noise issue, especially with the outdoor patio.
- ~Question if the property is in a flood area. Mr. Millington and Mr. Finn both state no, it is not.
- ~Hours of operation. Might be better to close at 9:00 PM. Less noise for the neighborhood.
- ~Concerns with the drainage and grading.
- ~Awareness of the effect on the neighborhood.
- ~Plans for signage.

Mr. Bourcy comments:

- ~Because property is located in a commercial area, parking is flexible. Planning Board Members should consider the number of off-street parking in their review.
- ~Fisherman use the Boat Dock Area parking during fishing season and the area probably would not be available for parking at that time, even though it is a public parking area.
- ~Mr. Finn should maximize parking on his property.
- ~Zoning Law permits 35% coverage on lot. This is just for buildings.
- ~Be aware of excessive noise that can be generated from the outdoor patio area.
- ~Off street parking places could be lost because of the outdoor patio area.
- ~Be aware that there are residential homes within the commercial area.
- ~One parking space per 60 square feet of seating area.

Mr. Finn will re-do the plans and submit them to the Planning Board Members for the April 29, 2019. He will calculate parking spaces according to seating area.

Chairman Ferguson reminded members to register for the Annual Local Government Conference to be held on Thursday, March 28, 2019 at JCC.

The next scheduled meeting is scheduled for Monday, April 29, 2019.

Motion Todd Reinhardt 2nd Deborah Harmann for adjournment.

Ayes: 4 Stephanie Ferguson, Brian Moore, Deborah Harmann, Todd Reinhardt

Nays: 0

Meeting adjourned at 7:20 PM.

Respectfully submitted,
Charlene Mannigan