

Planning Board
Village of Dexter
Special Meeting
October 17, 2022
Minutes

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

Members present: Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore

Also present: Mayor Jim Eves, Don Converse, Eugene McIntosh; applicant, Jamie McIntosh, Shellie Green, Mike Battista; applicant.

Absent: Todd Reinhardt

Privilege of the Floor: None

Motion Deborah Harmann 2nd Brian Moore at 6:30 to open the public hearing for a minor subdivision application submitted by Mike Battista on behalf of Peter Merle for 218 Lakeview Drive.
Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore
Nays: 0

Mike Battista, Surveyor, submitted application on behalf of Peter Merle, landowner. Intent is to divide the current lot back into the original two Village lots. Both lots 66x124', meeting the 8000 square foot minimum lot size requirement. Water and Sewer to both lots. Lots zoned R-2 residential and will remain. Across the street is zoned L-I, Light Industrial.

Clerk states that Mr. Merle did inquire about local haulers that may be able to haul away the vacant dilapidated trailer sitting on lot.

Motion Charlene Mannigan 2nd Carol Oliver at 6:37pm to close the public hearing for a minor subdivision application for 218 Lakeview Drive.
Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore
Nays: 0

Motion Tammy Hanson 2nd Brian Moore to approve the minor subdivision application submitted by Mike Battista for 218 Lakeview Drive.
Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore
Nays: 0

Chairman Stephanie Ferguson signed five copies of the survey map. One copy kept on file with the Village. Four copies taken by Mike Battista. Surveyor or applicant has 62 days to file maps with Jefferson County or the subdivision is void.

Mike Battista leaves the meeting.

Motion Deborah Harmann 2nd Brian Moore to approve the minutes from the October 3rd special meeting
Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore
Nays: 0

Reminder that the Local Government Conference will be held again this spring at Turning Stone Resort, exact date to follow. Summary of Board member credit hours given to each member.

Motion Charlene Mannigan 2nd Carol Oliver to recommend Stephanie Ferguson as Planning Board Chair and Brian Moore as Planning Board Vice Chair for the upcoming year December 5, 2022-December 3, 2023.
Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore
Nays: 0

Motion Charlene Mannigan 2nd Deborah Harmann to recommend Brian Moore as Planning Board Member for a seven-year term from December 5, 2022 through December 2, 2029.

Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore
Nays: 0

Motion Deborah Harmann 2nd Tammy Hanson at 6:45pm to open the public hearing to hear comments on a special use application submitted by Eugene McIntosh, for a home occupation of selling lawnmowers and snowblowers on Marketplace to be housed at 231 West Kirby Street and picked up upon sale.

Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore
Nays: 0

Eugene McIntosh:

Has been selling lawnmowers and snowblowers at residence for eight years with no issues.

Told by the Village Board that he needs a Special Use Permit to sell, which is why he is here. Posts items online, on Marketplace, customers pick up items upon sale.

Shellie Greene: Will there be repairs done on site?

Eugene McIntosh: No repairs done on site, all done off site at a location in Watertown. Does sharpen blades.

Correspondence given to Chairman Stephanie Ferguson by Eugene McIntosh and read aloud: Dated October 8, 2022, to the Planning Board, from Linden and Theresa Mehaffy. We have lived across the road from Butch McIntosh for more than 30 years. We have never had an issue with Butch or the selling of lawnmower and snowblowers. We also do not foresee any problems in the future. Signed

Shellie Green: On drawing submitted is the proposed lean to already in place?

Eugene McIntosh: No. Has a permit for a 20x30 workshop to be built where old garden was. Workshop has nothing to do with the mowers, is going to be a workshop.

Board: How long has it been since permit was issued?

Eugene McIntosh: Have had the permit for a year, expired. Code enforcer extended the permit for one year, good through August of 2023.

Board: In one year nothing has been started yet?

Eugene McIntosh: When the permit was originally issued for workshop, I was unaware equipment needed to be stored. Lean to was added to the permit extension when the Board said everything needed to be inside. Goal is to have workshop done by next summer. Since last meeting yard has been leveled and concrete pad poured for workshop, putting poles in now. 10x10 carport tent is a temporary solution to house things over winter while putting up new building. Not sure 10x10 will be big enough. Zoning permit given to place tent. Thinking may need third building if more room is needed, no permit for third building.

Board: For a home occupation zoning states that things pertaining to the home occupation need to be out of sight, contained while waiting to be sold.

Eugene McIntosh: Mowers have been put away, down back, swapped out for snowblowers at change of season.

Board: Currently 16 snowblowers sit along Sterling Street. At this point nothing has been done. No 10x10 put up. No workshop with lean to up.

Shellie Green: Will proposed lean to be enclosed? Or open like a carport?

Board: Lean to will need to be enclosed to keep things out of sight.

Eugene McIntosh: Haven't spent money to buy 10x10 tent or build anything until I know that the Board is going to grant me the special use permit to sell. Was his understanding he would get permit first.

Board: Reads aloud, Article IV, 325-16 Home Occupations, A. Home Occupations shall: (1) "Be carried on entirely within a dwelling unit or accessory building". To issue a permit everything needs to be contained inside. As of now there is no building or evidence that there will be a building to house everything pertaining to the business.

Shellie Green: Has adjacent rental property. Wants to be sure traffic and noise will not increase.

Motion Charlene Mannigan 2nd Tammy Hanson at 6:57pm to close the public hearing for special use permit.
Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore
Nays: 0

Eugene McIntosh and Jamie McIntosh leave the meeting.

Motion Stephanie Ferguson 2nd Deborah Harmann to table the discussion regarding the special use permit application submitted by Eugene McIntosh until after the Village Board meets October 18th. Will readdress application at a special meeting to be held on November 14th at 6:30pm rather than November 28th due to the Thanksgiving holiday.

Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore
Nays: 0

New Business:

Don Converse submitted information for preliminary review regarding a minor three lot subdivision on Grant Street.

Don Converse: Currently owns property from the end of Grant Street over to Route 12E, sees no reason to connect Grant Street to 12E. Lot marked #2, sits behind residential lots on the right-hand side of Grant St. Adjacent homeowners Corey and Rachel Price are interested in purchasing lot with no intent to build. Don Converse Construction has no intent to build on this lot. Has direct access from Grant Street.

Lot marked #1, sits at the end of Grant Street on the right-hand side. Could be a large building lot. Don Converse Construction may use as a building lot. Has direct access from Grant Street.

Lot marked #3, behind residential lots on the left-hand side of Grant Street. Will be the remainder of land in the name of Don Converse Construction. Could be further developed. Has two direct access points onto Grant Street. All developed lots on Grant Street are at least one acre each. Patsy Doldo is currently working on final survey maps. Maps will be ready for the upcoming meeting on November 14th.

Motion Deborah Harmann 2nd Tammy Hanson to close meeting.

Ayes: 6 Stephanie Ferguson, Deborah Harmann, Tammy Hanson, Charlene Mannigan, Carol Oliver, Brian Moore
Nays: 0

Next Planning Board Meeting will be held on Monday November 14, 2022 at 6:30pm.

Meeting adjourned at 7:25pm.

Respectfully submitted, Danielle Queior