

Planning Board
Village of Dexter
Regular Meeting
October 25, 2021
Minutes

Quorum: Yes

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

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

Also present: Bill Gregorio, applicant

Absent: Todd Reinhardt, Brian Moore

Privilege of the Floor: None

Motion Tammy Hanson 2nd Deborah Harmann to approve the minutes from the July 12th special meeting and public hearing.

Ayes: 5 Stephanie Ferguson, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson

Nays: 0

New Business

Bill Gregorio, owner of 420 William Street has submitted an application for a minor two lot subdivision. The current parcel faces William with a two-unit rental home and garage in place. The proposed second lot, in the back would face East Kirby Street.

Board: Mr. Gregorio tell us a little about yourself and your plans for the proposed properties

Bill Gregorio:

- From Pennsylvania
- Retired from the Marine Corps., thereafter held jobs to include office manager, trauma manager at hospital, general contractor for number of agencies. Has slowed down currently does general contracting for his own properties
- Kids are grown, just himself and wife
- Fell in love with the area after daughter was stationed at Fort Drum
- Daughter was relocated, is purchasing her home on Broad St. in Sackets Harbor, and currently renovating
- Has purchased a couple other homes in the local area for rental properties
- Likes the quiet neighborhoods in the area
- The current garage on 420 William Street is deteriorating, will need to be removed in near future
- Would like to replace garage when financially feasible, would move new structure closer to current residence to allow for more than the 5' setback for an accessory building on the back side of the William Street lot
- For the East Kirby Street/ back lot, thinking about a two-story colonial, something to fit in with the existing neighborhood, around 1800sq feet, 3-4 bedroom

Board:

- There is a need for more rental properties in the area

-Are there any deed restrictions on the property?

Bill Gregorio:

-Not aware of any restrictions other than a drainage easement. Will have a definitive answer for the next meeting.

Motion Carol Oliver 2nd Tammy Hanson to accept the minor subdivision application for 420 William Street as complete.

Ayes: 5 Stephanie Ferguson, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson

Nays: 0

Motion Deborah Harmann 2nd Carol Oliver to schedule a public hearing to hear comments on the minor subdivision application for 420 William Street on Monday November 15th at 6:30pm.

Ayes: 5 Stephanie Ferguson, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson

Nays: 0

The clerk will post hearing notices and send out letters to the surrounding property owners.

Annual Recommendations

Motion Charlene Mannigan 2nd Tammy Hanson to recommend Carol Oliver for a term of seven years, effective December 6, 2021 through December 3, 2028.

Ayes: 4 Stephanie Ferguson, Charlene Mannigan, Deborah Harmann, Tammy Hanson

Nays: 0

Abstain: 1

Motion Stephanie Ferguson 2nd Charlene Mannigan to recommend Brian Moore as Vice Chairman for a term of one-year, effective December 6, 2021 through December 4, 2022.

Ayes: 5 Stephanie Ferguson, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson

Nays: 0

Motion Charlene Mannigan 2nd Deborah Harmann to recommend Stephanie Ferguson as Chairman for a term of one-year, effective December 6, 2021 through December 4, 2022.

Ayes: 4 Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson

Nays: 0

Abstain: 1

Clerk will write a letter to the Village Board of Trustees with the recommendations

Next meeting to be held Monday November 15th, 2021 at 6:30pm.

Motion Charlene Mannigan 2nd Deborah Harmann to close the meeting.

Ayes: 5 Stephanie Ferguson, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson

Nays: 0

Meeting adjourned at 7:00pm.

Respectfully submitted, Danielle Queior