

Planning Board
Village of Dexter
Special Meeting/Public Hearing
November 15, 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, Brian Moore

Also present: William Gregorio, applicant, Gerry Kostyk, Julie McIntosh, Jill Wiley, Jeff Wiley

Absent: Todd Reinhardt

Privilege of the Floor: None

Motion Tammy Hanson 2nd Deborah Harmann to approve the minutes from the October 25, 2021 regular meeting

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

Nays: 0

Motion Charlene Mannigan 2nd Tammy Hanson at 6:30pm to open the public hearing to hear comments on a minor two lot subdivision application submitted by William Gregorio of 420 William Street.

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

Nays: 0

Bill Gregorio:

- Proposed lot 1 to be .35 acres, proposed lot 2 to be .25 acres
- Current parcel (Lot 1) faces William Street with a two-unit rental home and garage in place
- Lot 2 (on backside of lot 1) would face East Kirby Street
- Intention for lot 2 is a new build, four bed, two bath, 2,000-2,200sq foot single family home
- Facing lot 2, the residence would be situated on the right-hand side, deepest side of lot
- Current garage on 420 William Street (lot 1) is deteriorating, leaning towards neighboring property. Working with builders to have torn down. Amish will recycle material
- Currently 5' setback behind garage, any new garage structure would be placed closer to current residence to allow for more than the 5' setback for an accessory building

Board:

New build won't be super modern/stick out? Will it be tapered to the existing neighborhood?

Bill Gregorio:

Style of new build will fit in with the existing neighborhood

Danielle Queior:

Two neighboring residents, Daniel O'Connell and Mike Spadacinni notified the Village Office on November 15th that they are on board with the subdivision so long as the plan is to keep the lot and new build in line with the current atmosphere of the neighborhood

Motion Brian Moore 2nd Deborah Harmann to close the public hearing at 6:45pm

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

Nays: 0

New Buisness:

- A.) Gerry Kostyk presenting preliminary sketch plan for the Last Station Project.

Gerry Kostyk:

- 2011 DVFD dissolved forming the Town of Brownville Joint Fire District
- All equipment transferred to TBJFD except 1865 Rumsey Hand Pumper, 1929 Brockway Fire Engine and memorabilia. Station was transferred to the district
- Pillar Point Station retained by Dexter Vol. Fire Dept
- Currently the Brockway is kept at Dexter Fire Station, and the Pumper at the Pillar Point Station
- Pillar Point Station is being voted on to be transferred to the district
- DVFD Inc. reinstated position as incorporation, formed a 501c3 with Dept. of State
- DVFD Inc. wishes for a building to house the two trucks and memorabilia from the last 135+ yrs

- July 2019 ideas presented, Committee formed September 2019
- Teamed up with Historical Society, whom would benefit by gaining storage from the building
- 26'x38' building to be located beside the Historical Society 105 E. Kirby St
- Pandemic, 2021 Kicked off fundraising/accepting donations. To date \$52,380 raised
- Duff Kitto volunteering time drafting engineering plans
- Applied for further grant funding through the Northern New York Community Foundation Building:
- Considered accessory building, 5' setback required, will need permit, spoke to Code Enforcer Jim Millington regarding preliminary plans
- Overhead storage with pull down latter possibly outdoor access via barn door
- Curtain wall illuminated for display of trucks in front
- Overhead door in rear for vehicles in and out
- Storm drain reroute, retaining wall between building and Boulio property
- Ten feet between Main building and new building, new building seven feet from Boulio property line
- Handicap lift in breezeway between buildings
- Step footing, block wall, poured floor, stick build
- Minimum heat/air to keep constant temperature to preserve memorabilia/documents
- Unisex bathroom

Board:

- Will there be any buffer between the building and the Boulio property?
- Drainage between the two properties a big concern

Gerry Kostyk:

- Can talk and come up with solution for buffer
- Village installed the driveway and catch basins for the present Historical Society
- Will walk the property again and discuss the drainage further

Board:

Aside from Kyle Flath, does anyone else know how to drive the Brockway? Would be a good idea to teach a couple people

Gerry Kostyk:

- Kyle Flath is trying to teach me (Gerry Kostyk), Chris Gracey also knows how
- Brockway has been used more in 2021 for funerals and events that it ever has in past years

Board:

- Watertown Correctional Facility closed, antique fire equipment was stored there, not sure what the County is doing with it, someone/a group may be interested

Gerry Kostyk:

Bill Blunden of the 1000 Island Hose Haulers may be interested

Board:

As a good neighbor, have the Last Station Committee reach out to the Boulio family to discuss the plans, get the family's input to alleviate any issues down the road and so that the committee is aware of their requests

Gerry Kostyk:

Will discuss concerns with committee and Duff Kitto

- B.) Jill Wiley of Johnson Funeral home, 237 William Street would like to thank the Village for redoing the sidewalks at the funeral home. Many comments from patrons and the insurance company is now satisfied. It has been one year since purchase of funeral home. Wishes to remodel some parts of the building to include the install two invalid bathrooms and possibly extending the viewing room. Would like to begin conversation so there is awareness of what will be needed and or what will be acceptable so a plan can be made without taking one step forward and two steps back.

Jill Wiley:

- Looking at the front of the building...bring the face of the newest garage (closest to the stop sign) out towards William Street to be flush with the rest of the building. This space to house an enclosed ramp for handicap access to the front of the building. Would keep original entrance with front stairs
- Interior space is split into three main rooms. Will not entertain multiple funerals at the same time. Idea is to gain more open space in the main viewing room.
- Wall between viewing room and newest garage...would like to remove wall to expand room. Issue being that the garage floor drops roughly 3 feet from main floor. Would need to remove garage and rebuild to level the space. Current garage 24'x24'. Could keep footprint if it is the only option. Would like to extend the backside of the garage closer to East Kirby Street to gain more square footage for the viewing room.
- New bathrooms would go in the casket display room area.
- Does not want to spend the money to have engineered drawings done until knowing dimensions are

feasible.

Board:

- Adding the ramp to the front of the building should not be an issue because it will be in line with the existing structure.
- Bathrooms will be no problem, will require a permit and need to be inspected by code enforcer.
- Adding square footage to the back side of the garage will be the main issue due to the tight lot size and setback requirements. An area variance for an 8' setback and 33% lot coverage was given in 1996 for the current 24x24 garage
- Recommendation would be to set up a meeting with Jim Millington, Code Enforcer to go over ideas for the backside of garage. Take measurements and have him explain what will be needed to proceed. May involve applying for an area variance for setback as well as maximum lot coverage relief.

C.) Commercial Property

Danielle Queior:

Question was raised by a potential buyer of the Decilles property, 518 William Street. Can residential uses be put in a commercial district? Current zoning law does not list any permitted uses for the commercial districts, only allowed uses under Special Use Permit approval. There are residential uses scattered throughout the commercial district downtown. It will also be brought to the Board of Trustee's attention at the next regular meeting Tuesday, November 16th.

Board:

- This particular commercial property (518 William Street) does not fit in with the surrounding residential neighborhood.
- Large lot, potential for splitting.
- Should rezoning the property be considered? or should modifications be made to the current zoning law regarding commercial properties?
- Will discuss further at the upcoming meeting, in the meantime wait to hear from the new buyer and see what the intentions are for the property.

Motion Carol Oliver 2nd Charlene Mannigan to approve the subdivision application and survey map for 420 William Street

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

Nays: 0

Clerk will write letters of decision, and signed maps will be given to William Gregorio for filing with the Jefferson County Clerk's office.

Next meeting to be held Monday January 31st, 2021 at 6:30pm.

Motion Brian Moore 2nd Carol Oliver to close the meeting.

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

Nays: 0

Meeting adjourned at 7:55pm.

Respectfully submitted, Danielle Queior