

Planning Board
Village of Dexter
Regular Meeting
Monday, January 29, 2024

Minutes

Quorum: Yes

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

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

Absent: Todd Reinhardt

Also present: Michael Pierson, Danielle Queior; clerk

Privilege of the Floor: None

Motion Carol Oliver 2nd Tammy Hanson to approve the minutes from the December 11, 2023 special meeting.

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

Nays: 0

Correspondence: All members received a registration form for the Annual Local Government Conference at Turning Stone. Have back to clerk prior to April 1, 2024.

New Business: Michael Pierson presents his goals for restoring a currently vacant downtown building.

-Purchased three downtown buildings, commercial district.

107/109 Water Street, Salon and Photography Studio with apartments above

137 Canal Street, Gymnastics Studio with apartments above

200-204 Canal Street, Vacant

-Intends to bring all buildings back to their former glory. 200-204 Canal formerly housed 4 units. Apartments on the two upper floors, a small apartment to the back of the first floor along with a hardware store followed by a movie store.

-Would like convert the first floor into two one bed apartments possibly two two-bedroom apartments if space allows. Approximately 900sq ft each. All four electrical service meters are still on building.

Board: No grandfather law applies; since building has been vacant for more than one year. Apartments not listed under the uses permitted upon special use permit approval, 325-11. Commercial C. section B.

Board questions section B. (21) *Similar commercial uses to the above-listed uses*. Are apartments similar to any of the above listed uses? Fraternity/Sorority, Hotel/Motels?

Section B. (10) *Rental Operations* definition-A commercial activity that may include the rental of transportation, farming, and recreational equipment. Doesn't fit.

6:40pm Board reaches Jim Millington; Code Enforcer via phone.

Board: Would you say apartments would fall under (21) *Similar commercial uses*?

Millington: If the owner of the building is charging/renting out spaces, renting is a type of commercial business. Most of the other buildings throughout the district are either mixed use or have apartments already.

Board: Yes, most are mixed use, Diner, Gymnastics, Hair Salon. 147 William next to Heise is all apartments. This is first vacant building wishing to be restored.

Millington: Will research the situation and law and get back to the clerk/board within a few days.

Board: Special use permits all go before Jefferson County Planning Board and need to fit within the Village zoning law correctly.

Pierson: May have to go with minus one apartment on the lower level to allow for a commercial space there but would rather not because its hard-to-find tenants for commercial space these days. Currently struggling to find commercial tenants in downtown Sackets Harbor. Would like to seek grant funding from the State to reface his downtown buildings. Native to Dexter and it would be a fun project to see the currently dilapidated buildings restored to what they were at one time. For example, the brick building, 137 Canal, would like to bring the face back to its original look including the signage which read OM & GW Wood Building. Also interested in purchasing the BOB Rafting building three stories, which is currently vacant, 124-128 William Street.

Board: What would the intent be for that building?

Pierson: Apartments as well.

Board: Will have the code enforcer research the zoning law and get with the zoning board to discuss the situation of having apartments throughout the district already yet no option in law for residential apartments and or mixed-use buildings. This could become a reoccurring circumstance and should be resolved properly.

Next meeting to be held February 26, 2024

Motion Charlene Mannigan 2nd Deborah Harmann to close meeting.

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

Nays: 0

Meeting adjourned at 7:05pm

Respectfully submitted, Danielle Queior