

Planning Board
Village of Dexter
Regular Meeting
March 27, 2023

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, Brian Moore, Carol Oliver

Also present: Garrett Ives; applicant, Laurie Hulbert; Frontier Housing, Danielle Queior: clerk

Absent: Todd Reinhardt

Privilege of the Floor: None

Motion Tammy Hanson 2nd Charlene Mannigan to approve the minutes from the December 12, 2022 special meeting.

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

Nays: 0

Correspondence: Letter from Laurie Hulbert, Director of Frontier Housing stating that the board unanimously approved for Garrett Ives to pursue the addition of automobile sales to the current auto repair shop located at 349 Lakeview Drive. (Building rented from Frontier Housing)

New Business: Review a special use application submitted by Garrett Ives, proposing the addition of automobile sales to his current auto repair shop, MK Truck & Auto located at 349 Lakeview Drive.

Mr. Ives: Looking to sell automobiles at current auto repair shop. Will sell any type of vehicle his NYS License will allow, cars, trucks, trailers, boats, etc. 16 cars max will fit along the east side of the building, parked at an angle in two rows running north to south. Gravel will be dumped to level the space beyond the paved parking. No additional signage, will get for sale flags to put on the cars. Will not sell junk.

Board: Recently vehicles have been parked out front when the repair shop was not open/overnight. When applying for the repair shop permit discussions were had about vehicles not being left out front.

Mr. Ives: I know what vehicles you are referencing. Fixing transmissions, awaiting parts which have been hard to find right now. Parts ordered from Japan for one truck. Had to push vehicles out of the building by hand.

Board: Application states Saturdays hours will extend until 7pm. Building lies in Light Industrial district but due to close proximity to residential housing it would be better to keep hours as the rest of the week and close at 6pm.

Mr. Ives: Am okay with closing at 6pm on Saturdays. Has enough saved to start with four vehicles. May take a few years to build inventory. Will go to auctions to move inventory in and out. May take in good trades. Will be no additional signage. In future may change current name, MK Truck and Auto to MK Auto Center.

Lakeview location and people have been great, business has been good. Able to hire two new employees since opening. Currently has five employee's total.

Board: Will you be adding new lighting?

Mr. Ives: No new lighting. Will be adding a bulb to the light on the east side of the building, currently out. Have put cameras up since opening for security.

Board: Concerned with obstruction of view coming in and out of parking lot to lakeview.

Mr. Ives: Will not park cars where they will obstruct view. Vehicles will be parked behind the fire hydrant and telephone pole.

Danielle Queior: Village right of way is 60 feet. 30 from center of the road. Vehicles should be set back from that point.

Board: Double checks definitions. 325-12 Light Industrial, Subject to special use permit, (14) Large and small product retail. Automobile sales are an acceptable use in this district.

Motion Carol Oliver 2nd Deborah Harmann to accept the special use permit application for the addition of automobile sales at 349 Lakeview Drive as complete.

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

Nays: 0

Motion Charlene Mannigan 2nd Tammy Hanson to send the special use permit application to Jefferson County Planning for review at their April 25th meeting.

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

Nays: 0

Motion Carol Oliver 2nd Tammy Hanson to change the regular meeting in April from Monday the 24th to Wednesday the 26th at 6:30pm (to allow for comments from Jefferson County Planning), and to hold a public hearing at that same meeting at 6:45pm.

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

Nays: 0

There will be no May meeting due to the Memorial Day Holiday.

Motion Carol Oliver 2nd Brian Moore to close meeting.

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

Nays: 0

Meeting adjourned at 6:47pm.

Respectfully submitted, Danielle Queior