

Planning Board
Village of Dexter
Regular Meeting
March 29, 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, Todd Reinhardt.

Absent: Brian Moore

Also present: Jim Millington; Village of Dexter Code Enforcer, Mike Lomber, Stacy Garrett; representing Stewart Graves and Stewart Graves by conference call.

Privilege of the Floor: None

Motion Deborah Harmann 2nd Tammy Hanson to approve the minutes from the November 9th regular meeting and public hearing.

Ayes: 6 Stephanie Ferguson, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson, Todd Reinhardt.

Nays: 0

New Business:

Mike Lomber is interested in possibly buying the Decilles property located at 518 William Street. Mr. Lomber would utilize the building for storing equipment used for his landscaping business "Off the Top Lawn Care and Landscaping".

Mike Lomber:

- 4 trailers to be left outside the building, locked up.
- Possible cameras for security.
- Load of mulch dumped and used right away for scheduled jobs.
- Activity to include himself and crew in and out 8am-6pm Monday through Friday, some Saturdays, no Sundays. Trucks in and out to load/unload mowers onto trailers.
- No intention to sell plants, pavers etc. Would consider selling mulch if residents began asking for it.
- Heating system needs replacing, in the future would like to upgrade with gas to have heated bays.
- Has mowed for the Decilles family for ten years, they are asking \$100,000.00 for the property.

Board:

There is one street light in the front of the building. It would be in Mr. Lomber's best interest to put up a fence for security if leaving more than empty trailers outside. A Special Use Permit will be required, if Mr. Lomber would like to proceed.

New Business:

Stewart Graves is interested in purchasing the Frontier Housing Buildings, formerly Venus Swimwear located at 321 Lakeview Drive. Real-estate agent Stacy Garrett is representing Mr. Graves to ask questions regarding the property.

Stacy Garrett:

Mr. Graves is originally from Brownville, interested in investing in the Frontier Property and is looking for information on acceptable uses and any restrictions. Has a wide range of ideas for uses from manufacturing to office space to restaurant space.

Board:

- Property is Zoned Light Industrial.
- Property was used as a Woolen Mill and a Swimwear Manufacturer in the past.
- Ms. Garrett given Special Use Permit packet with information regarding acceptable uses.
- Discharge/pollutants and noise created will be a concern.

Mr. Graves via conference call:

- Looking to invest in the Frontier property with the large/small industrial buildings as well as the parcel behind Mrs. Moore.
- Has a wide range of ideas, what are Dexter residents looking to see in the buildings?
- Will try to keep some history/name on Burke-Mullin building.
- One idea is to possibly tear down the old building and construct 3 story/18,000sq ft office building.

Board:

Do you have potential tenants?

Mr. Graves:

Office space for himself, possibly the Frontier Offices, telecommunication offices of some sort.

Board:

Idea would be feasible within Light Industrial District. Would need to go through the proper permit process with engineered drawings.

Mr. Graves: Concerning the large building.

- Thoughts on an eatery/brewery?
- Considering office space for the 3rd/upper floor.
- Food/restaurant facility on the second floor with possible balcony, potentially 25,000sq ft. of space.
- Eatery/Brewery/Winery/Distillery. Style similar to the Bad Apple, combination of bar and seating. Rustic/feels like home atmosphere, not to corporate.
- Building could possibly employ 50-100 people in the future.
- Concerned with restrictions on parking, shoreline issues, organic compound smells, repetitive sounds/noises.

Board:

- Plenty of parking space. If going in restaurant direction patrons may need to walk a short distance.
- Need to be closed by 2am.
- No direct neighbors
- Should contact the DEC for shoreline issues.
- With South West winds obnoxious smells may pose an issue.

-Narrowing down ideas will help the Board answer questions more thoroughly. Once moving forward with a specific idea, a Special Use Permit application, engineered drawings, and a public hearing would be involved.

Mr. Graves:

- Loves the area, remains interested as long as he can work with parking/noise.
- Will contact the Board as decisions are made with further more specific questions.

Mr. Millington:

Would eliminate parking along the Lakeview Drive roadway in front of the current Frontier office building, hazardous.

Board:

Can Graves increase occupancy for the Light Industrial Building?

Mr. Millington:

- Yes, based on egress/square footage, needs a basis.
- Roughly 100 people when Venus was operating.

New Business: Northern Federal located at 200 Water Street is considering a monument sign to be put at the entrance located on Brown Street. Preliminary sign designs have been offered for feedback as to how Northern should proceed. A copy of the Village Zoning law pertaining to signage was given to Dorothy Wolff of Northern Federal.

Board:

- Monument sign is to large/not enough lawn area/traffic hazard.
- The New York State Right of Way is 33' from the center line of Route 180/Brown Street.
- Signage cannot extend over sidewalk.
- Recommend a sign mounted on the side of the building rather than the monument sign, less restrictions.
- Prefer a non-lighted sign.
- Northern should work on an alternative design plan.

The Village will contact Dorothy Wolff of Northern Federal as to how they should proceed.

Discussion:

With new regulations/legalization of marijuana will we be adding marijuana laws to our zoning?

Board: Yes, we will look into it.

Next meeting to be held April 26, 2021 at 6:30pm.

Motion Charlene Mannigan 2nd Tammy Hanson to close the meeting.

Ayes: 6 Stephanie Ferguson, Charlene Mannigan, Carol Oliver, Deborah Harmann, Tammy Hanson, Todd Reinhardt.

Nays: 0

Meeting adjourned at 7:27pm.

Respectfully submitted, Danielle Queior