



## PLANNING BOARD MEETING

December 19, 2016

**Members present:** Ann Hayslip, Scott Neal, Mike Jenis, Tim Jones, Kathy Berretta, Rusty Schryer, Larry VanGee

**Members absent:** none

The meeting was called to order by Chair Hayslip at 7:00 PM.

Minutes from 12/05/2016 were approved. Motion: T. Jones, 2<sup>nd</sup>: M. Jenis, ayes carried.

**Old Business:** none

**New Business:**

### APPLICATIONS:

1. **Shawn Matla, 8631 Greig Street, Sodus Point.** Mr. Matla presented his application for a fence variance to reconstruct an existing 4' fence along the western border of his property. **(CODE 190-22G)** He wishes to replace it with a 6' fence for privacy and for the safety of his guests and his dogs. Mr. Matla provided several photographs, taken at various locations, to show that the neighboring views will not be impeded. He has not yet decided on a building material but the Board recommended vinyl for durability and ease of maintenance. A motion was made by T. Jones and 2<sup>nd</sup>: by S. Neal to recommend approval of the project. Ayes carried and the application will now go to the Zoning Board of Appeals for a public hearing and height variance.
2. **Tommy Plantone, developer for property at 7399 Route 14, Sodus Point commonly referred to as New Horizons.** Mr. Plantone presented his preliminary site plan application for the finish and repair of 7 existing townhouses on the property. **(CODE 190-49)** Neil Baisch also introduced himself as a consultant to the project, having been the original developer of the project in 2002. Several issues were raised concerning the project:

- Property ownership: Chair Hayslip noted that neither Mr. Plantone nor Mr. Baisch currently own the property. The owner of record is Mr. Andy Ferri who resides in Canada. Mr. Plantone stated that he has a letter of agreement from Mr. Ferri for purchase of the property. Mr. Ferri has agreed to allow Mr. Plantone and Mr. Baisch to make improvements to the property before transfer of ownership. The Board requested a copy of the letter of agreement.
- Past due taxes: Chair Hayslip discussed the past county property taxes due of \$12,500 and a \$75 sewer inspection fee due to our Village. Mr. Baisch stated that these arrears would be paid at the time of property closing.
- Technical inspections required: CEO Druschel commented on several issues which were all addressed in his letter to Mr. Plantone dated November 1, 2016. (**See Appendix "A"**). Storm water management requirements, water and sewer inspections, structural inspection, electrical and plumbing inspections, and traffic flow were all discussed.
- Landscaping: Chair Hayslip requested a formal landscaping plan detailing all aspects of landscaping...including planting types and on-going maintenance plans.
- Access: Board members agreed that the main entrance and exit to the property should be from Sentell Street, not Rt. 14.
- Marketing study: Scott Neal requested information on a marketing study that Mr. Plantone had mentioned, which discussed the viability of this project in our Village. The realtor for the project, Donna Koehler, has information on comparable listings and feels there is a strong market for townhouses such as the proposed units. Once the original 7 units are sold, Platinum Properties would like to construct additional smaller units on the property on an "as needed" basis and have no plans to build units on speculation only.

Chair Hayslip made a motion to approve the preliminary site plan proposal **with the following conditions:**

- 1. A copy of the letter of agreement signed by Mr. Ferri and notarized.**
- 2. All technical inspections outlined in the letter from CEO Druschel dated 11/1/2016 must be met.**
- 3. Drawings to show traffic access from Sentell Street.**
- 4. Detailed Landscaping Plan**
- 5. \$10,000 to be held in trust by the Village of Sodus Point for payment to contractors completing various inspections as noted in above referenced letter dated 11/1/2016.**
- 6. Marketing/Comp analysis**

Motion was 2<sup>nd</sup> by M. Jenis. Ayes carried.

*A Public Hearing and final site plan review for the project will be held on February 6, 2017 at 7 PM providing all above conditions have been met.*

Motion to adjourn at 8:40 PM was made by K. Berretta, 2<sup>nd</sup>: L. VanGee. Ayes carried.  
Our next scheduled meeting will on January 9, 2017 at 7 PM.

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Ann Hayslip-Chair

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Scott Neal-Clerk/member

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Mike Jenis/member

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Kathy Berretta/member

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Tim Jones/member

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Rusty Schryer/Ad Hoc member

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Larry VanGee/Ad Hoc member

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