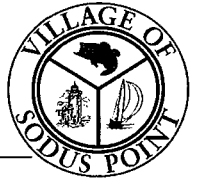


VILLAGE OF SODUS POINT BOARD REFERRAL



ZONING DISTRICT: _____ LCR _____

DATE: _____ 9/19/2018 _____

Please mark all applicable boards for review and approval of application:

_____ ZONING BOARD PLANNING BOARD _____ COUNTY BOARD _____ STATE BOARD

Fee: **Variance** (\$40.00) _____ **Special Permit** (\$50.00) _____ **Subdivision** (\$50.00) _____ **Site Plan** (\$50.00)
(To be paid upon filing this application)

Location _____ 7399 Route 14 _____

(Give street number, name)

_____ ECO-TECH Construction _____

(Name of Applicant)

Tax Map ID: _____ 71119-17-106040 _____

_____ Andy Ferri _____

(Name of Property Owner)

(Owner fills out to best of ability)

Neighbor to the North:

_____ Katelyn Marine. _____

Neighbor to the West:

_____ Yacht Works . _____

_____ _____
(Telephone Number of Owner)

Neighbor to the East:

_____ 7406 Rt 14. Sodus Marine _____

_____ Andyferri@outlook.com _____

(Email Address of Owner)

Neighbor to the South:

_____ 7351 & 7339 Rt 14 _____

_____ 585-350-8842 _____

(Telephone number of Applicant)

Nature of work (check which is applicable):

New Building _____ Addition _____ Alteration Repair _____ Removal _____ Demolition _____ ESTIMATE: _____ TBD _____

Description of work to be done: _____ Finish 7 town houses built roughly 13 years prior known as New

Horrizons. _____

HARDSHIP OR REASON FOR REFERRAL:

190-49. Site plan review.



Eco-Tech Construction

1900 Empire Blvd #102
Webster, NY 14580
585-228-5164

New Horizons
7399 Rt. 14
Sodus Point, NY 14555

New Horizons Proposal

To Whom it may Concern:

The purpose of this proposal is to outline the plans Eco-Tech Construction has for the New Horizons Townhouses at 7399 Rt 14 in Sodus Point, NY 14555. Eco-Tech Construction and Mr. Andrew Ferri have reached an agreement of ownership and development of the New Horizons townhouses. Paperwork will be finalized soon and a notarized letter will be submitted to the town once completed. Taxes on the property are current, or will be made current. Here is the progress on technical inspections that CEO Druschel and the town require:

1. Village engineer has reviewed and passed the storm water management system and village safety standards.
2. Structural engineer report has been completed and submitted to the town as of June 2017.
3. Electrical inspector has completed the inspection, and is awaiting payment.
4. Plumbing inspection and test will be completed before building permits are issued. The sewer barrel on the southwest corner of the property will be coated and/or replaced depending on the requirements from the engineer. Sewer inspections were performed in summer of 2017, and town has all documents/videos.
5. DOT traffic flow study will be completed prior to building permits being issued.

A landscaping plan will be completed by Preston's Landscape and submitted before building permits. Engineered plans are being drawn up to address the main entrance being moved to Sentell Street and widened.

We intend to rehabilitate the existing 7 units, followed by a plan for the development of 19 additional townhouses or a mixed use area. The completion of the first 3 units should be within 2-4 months, with the remaining 4 units being completed within 6-8 months. With a conservative estimate of \$125/sq.ft, the first 3 units should sell for around \$340,000, the following 4 should sell for \$250,000. The target for these units would be seasonal homeowners looking for properties that require minimal maintenance, a family friendly environment, and access to the water. Dock space for townhouse owners will be available within the plans for the deeded land and installation of the new docks. Our focus initially is going to be improving the aesthetics of the townhouses, and really concentrate on the areas facing RT 14. We want to utilize the concrete structure facing RT 14 and create a unique and recognizable appearance. We want to change the perception of these units and create a community within.