



## VILLAGE OF SODUS POINT

### PLANNING BOARD

PO BOX 159 / 8356 BAY STREET

SODUS POINT, NY 14555

December 16, 2019

Members Present: Ann Hayslip, Daryl Walker, Kathy Berretta, Tim Jones, Larry VanGee, Bruce Evener

Members Absent:

The meeting was called to order by Chair Hayslip at 7:00pm. And a quorum was established.

Kathy Berretta served as acting clerk because of illness of Heather Perce.

Ad hoc member Larry VanGee will vote at this meeting.

Minutes from 12/02/19 were reviewed and accepted as presented. Motion made by T. Jones, 2<sup>nd</sup> ; D.

Walker. Motion carried.

#### **Application:**

Richard Depew – This was final site plan review and public hearing for an application to subdivide the DePew waterfront property at 8504 Wickham Sodus Point, NY 14555. Mr. DePew applied to create a 50' x 40' waterfront parcel for the use of his children who own property on Charles Point.

To clarify any discrepancy, the subdivision waterfront section is 50' x 40' (2,000 square feet) not the 50' x 24' indicated on the drawings first seen by the Planning Board.

At the public hearing portion of the meeting, Laurie Hayden voiced her concern that a 2,000 square foot parcel is far smaller than the 12,500 square foot required by village code. She stated that allowing such a small, undersized lot might set a precedent in our village where grandfathered, non-conforming lots are already prevalent.

Following Ms. Hayden's remarks Chair Hayslip asked if there was anyone else from the public who wished to speak. There was no one else. Chair Hayslip then opened discussion to members of the board.

Once the exact dimensions of the proposed lot were clarified, members of the board expressed concern about the small size of the proposed lot. In addition, they referred to the conclusions of the Wayne

County Planning Board that suggested that the DePew's might have an alternative legal option to subdividing.

Upon the conclusion of the board discussion, Chair Hayslip called for two separate motions:

One to approve the application as submitted and one to approve the amended application with the clarified lot size of 2,000 square feet.

Motion One: To approve the original application

In favor: 0

Opposed: 5 (Hayslip, Walker, Jones, VanGee, Evener)

Note: Member Kathy Berretta recused herself from the vote.

Motion Two: To approve the amended application (2,000 square foot lot) including Zoning Board conditions

In favor: 0

Opposed: 5 (Hayslip, Walker, Jones, VanGee, Evener)

Note: Member Kathy Berretta recused herself from the vote.

At the conclusion of the meeting, Chair Hayslip introduced Bill Kallusch ----Sodus Point Village Trustee and newly appointed Liaison to the Planning Board. Bill addressed the board and said he is happy to work with the group.

Motion to adjourn the meeting at 8:30pm. Motion made by D. Walker, 2 nd ; T. Jones. Motion carried

Next regular meeting: January 06, 2020 at 7:00pm