



VILLAGE OF SODUS POINT
PLANNING BOARD

PO BOX 159 / 8356 BAY STREET

SODUS POINT, NY 14555

December 2, 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.

Chair Hayslip welcomed new member Bruce Evener who is replacing Rusty Schryer as a full voting member for a 5 year term.

Minutes from 11/4/19 were reviewed and accepted as presented. Motion made by T. Jones, 2nd; K. Berretta. Motion carried.

Secretary Perce noted that the proof of publication and posting of the required legal notice were in the "Times of Wayne County"

Applications :

Padsiodlo/ Lakeside leasing LLC- 7203 Route 14 Sodus Point, NY 14555

Mr. Dennis O'Neil presented the application on behalf of Mr. Padsiodlo/ Lakeside Leasing LLC, to build a 3rd storage locker unit in the same manor as the previous 2 buildings. The building size will be 43' x 160'. Mr. O'Neil stated that the reason for wanting to build another unit is because the 2 existing ones are at full capacity and he has had to turn potential customers away. Chair Hayslip opened the floor to the Board for questions or comments. After a brief discussion it was determined that the current retention wall will be able to handle run off water from the roof and the hill on the property. The water from the back ditch will then run into the retention pond. It was also stated by Mr. O'Neil that there are no fire access issues. Chair Hayslip inquired about the landscaping, Mr. O'Neil stated that at this time he is unsure of how far he would be able to landscape along side of the building because of the driveway. Chair Hayslip would like to see some sort of landscaping put in. Mr. O'Neil stated that the light that will be installed on the new building will be the same as the ones on the current 2 buildings, and also stated that their will only be the 2 entrances that are already there. Chair Hayslip and the Board filled out sections 2 and 3 of the SEQR form. Chair Hayslip informed Mr. O'Neil that from here the application will have to be presented at the County Board on December 11,2019 then back to the Planning Board on the

16th of December. Motion made to approve the preliminary site plans with the SEQR form accepted. Motion made by D. Walker, 2nd; K. Berretta. Motion carried unanimously.

Daniel Gitsis- 7308 Route 14 Sodus Point, NY 14555

Mr. Gitsis presented his application to repair a broken section of existing break wall on town property with easement. Mr. Gitsis informed the Board that he has a permit from the Town of Sodus. The repair to the existing break wall will be made of sheet piling with a concrete cap, raising it 1'. Chair Hayslip opened the floor to the Board for questions or comments. No questions or comments from the Board. Chair Hayslip and the Board completed the WAF form together. Motion made to accept the application as presented with the completed WAF form. Motion made by D. Walker, 2nd; T. Jones. Motion carried unanimously.

Jason Karasinski- 7317 Route 14 Sodus Point, NY 14555

Mr. Karasinski presented his site plan review to build a new cottage 48' x 53' with a raised back yard, with a block wall surrounding the perimeter of the property to trap storm water. Mr. Karasinski stated that he had purchased the Shirtz' property and because the foundation is not strong enough to handle several repairs, he will be demolishing the property. Mr. Karasinski would like to merge his property with the recently purchased property and construct a new residence in the center of the 2 properties. Mr. Karasinski stated that he would like to bring the cottage to 56' rather than the 53' originally requested, to keep the residence within the existing footprint. The front of the cottage will be ground level with the back being raised on stilts. Chair Hayslip and the Board reviewed the drawings and photos submitted by Mr. Karasinski. Chair Hayslip opened the floor to the Board for questions or comments regarding the cottage part of the application.

Mr. Karasinski then informed the Board about his plans for the block wall that would surround his residence. Chair Hayslip opened the floor to Board question and comments, a discussion occurred, and it was determined that the block wall will be constructed of solid block and have a total height of 251'+. Mr. Karasinski will provide CEO Druschel with stamped plans and CEO Druschel will contact Bob Elliot, Village of Sodus Point engineer, to review the plans and give his opinion on the drainage and block wall construction. Chair Hayslip and the Board completed parts 2 and 3 of the SEQR form and the WAF form together. Chair Hayslip informed Mr. Karasinski that the next step upon approval of the preliminary site plans from the Planning Board would for the application to go in front of the County Board on December 11th and then to the ZBA on December 23rd, before coming back to the Planning Board for final approval. Motion made to accept the preliminary site plans as presented with the amendment of the 53' to the 56', and the completed SEQR form-parts 2 and 3 in addition to the completed WAF form. Motion made by T. Jones, 2nd; K. Berretta. Motion carried unanimously.

Jim Herman- 8554 Greig Street Sodus Point, NY 14555

Mr. Herman was unable to attend the meeting due to personal issues so he presented his site plans to construct a break wall 2' high by 2' wide with a 1' splash guard over the phone. Mr. Herman informed the Board that the height of his current break wall is 249' he would like to raise it to 251' with a 1'

temporary removable wooden splashguard with a gate. No DEC approval is needed for the cap and Eco Tech will be doing the work. Chair Hayslip opened the floor to the Board for questions or comments. After a brief discussion it was determined that the height of the break wall with the cap will be uniform with the neighbors break wall height. Chair Hayslip and the Board completed the WAF form and parts 2 and 3 of the SEQR form. Motion made to accept the application as presented with the completed SEQR and WAF form. Motion made by D. Walker, 2nd; T. Jones. Motion carried unanimously.

Richard DePew- 8504 Wickham Blvd. Sodus Point, NY 14555 (discussion; no vote taken)

Mr. Depew planned on being at the meeting tonight but due to the inclement weather he was unable to attend so he phoned in. Mr. Depew wanted the Board to be aware that he has presented his application to the County Board and it was rejected, with alternative recommendations. Chair Hayslip stated that the Planning Board did receive a copy of the letter and the Board will be reviewing it before it comes before the Planning Board on December 16th for final site plan review. Mr. DePew was also informed at this time that the Board will wait to ask any questions or express any concerns to Mr. DePew regarding his application for the subdivision until the public discussion on December 16, 2019. Mr. DePew basically wanted to review the application as a refresher for the Board. Mr. DePew will be present at the meeting on December 16, 2019.

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

Next regular meeting: December 16, 2019 at 7:00pm