



VILLAGE OF SODUS POINT
PLANNING BOARD

PO BOX 159 / 8356 BAY STREET

SODUS POINT, NY 14555

February 3, 2020

Members Present: Ann Hayslip, Daryl Walker, Bruce Evener, Tim Jones, Bill Kedley (ad hoc).

Members Absent: Kathy Berretta, Larry VanGee

The meeting was called to order by Chair Hayslip at 7:00pm. And a quorum was established. Chair Hayslip noted that Mr. Kedley will be a voting member at this meeting.

Minutes from 1/6/2020 were reviewed and accepted with addition and correction. Motion made by T. Jones, 2nd; D. Walker. 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 :

Lake Side Leasing- 7203 Route 14 Sodus Point, NY 14555

Mr. O'Neil, the caretaker for the storage lockers owned by Lake Side Leasing presented the final site plan review to construct a 120' x 40' metal storage building per site plan. Chair Hayslip opened the floor to public questions or comments. No public in attendance, floor then closed. Chair Hayslip then opened the floor to the Board for questions or comments. After a discussion it was determined that this locker unit will be slightly shorter than the existing two, to allow more driveway space to get around to the back of the buildings. In addition to regular vehicles T. Jones stated that fire trucks also have plenty of access to the rear of the buildings using the driveway that already exists. After a discussion it was determined that the property that houses the storage lockers will not have any outside storage of any vehicles, boats, motor homes, etc... All storage will be inside the locker units. A question that Mr. O'Neil stated he would have to look into is to whether there is currently a clause in the storage rental agreement that no toxic/flammable chemicals are allowed to be stored in the units— Mr. Kedley offered that he would help with the implementation of this clause if it is not already in the contract if needed. This being a concern if their ever were a fire. Chair Hayslip stated that she would like to see some landscaping done in front of the new building similar to the existing landscaping. Chair Hayslip stated that in front of the existing locker building, Building #1 there are evergreens staggered in front of it,

Building #2 has the evergreens in a straight row, Chair Hayslip would like to have the evergreens in front of the new building #3 be staggered to keep up the consistent pattern, however staggering in a way that does not obstruct the ability to see the road when exiting the units. Also keeping the landscape uniform Chair Hayslip asked that a couple trees be planted in front of Building #3 like in front of Building #1. Shrubs around the current sign are also requested by Chair Hayslip. Motion made to approve the final site plan with amended application on the size of the storage locker to 120' x 140' not 120' x 160' as stated in the application. Landscaping will be as discussed, staggered arborvitaes not to impede the road view or the driveway, 2 trees on the South East corner of the new storage locker to match the trees in front of building #1, and in front of the sign 2 small shrubs to be placed. Motion made by Chair Hayslip, 2nd; B. Evener. Motion carried unanimously.

Peter Hallagan- 7579 Fourth St. Sodus Point, NY 14555

Mr. Hallagan presented his preliminary site plan for review to construct a 27' x 26'4 2 story garage 5' from the rear setback, where 12.5' is required, and 3'8" from the side setback, where 5' is required and allowing 35% lot coverage. Chair Hayslip stated that this application requires a multi stage process. It goes from here to the Zoning Board and then back to the Planning Board for final site plan review. Chair Hayslip then asked the Board if they had any questions or comments for Mr. Hallagan. After a discussion Mr. Hallagan stated to the Board that the current 2 sheds/ storage buildings will be removed before construction of the new garage. The 2nd story of the new construction will be used for storage. Mr. Hallagan also informed the Board that there is currently a driveway on the property he has been using it as a patio and that he will be able to continue to park cars in the driveway without removing the pine tree. Mr. Hallagan has spoke to his neighbors about his plans and they were all very supportive. The house and the garage on the South and West side will match in color and material as best as Mr. Hallagan can get; The North side will need to meet fire rating guidelines. The downstairs window and doors on the garage side of the house will need to be removed and access will need to be made from the garage within the fire rated guidelines. Motion made to accept the preliminary site plans as presented and send to the Zoning Board with recommendations. Motion made by T. Jones, 2nd; B. Kedley. Motion carried unanimously.

Daryl Walker- 7432 Route 14 Sodus Point, NY 14555

Mr. Walker would like to wait to present his application to install a breakwall topper until he receives approval from the DEC.

Discussion Point- The Board and CEO Druschel had a brief discussion regarding potential new property maintenance codes. At this point they discussed the objective, background and content tonight.

Motion to adjourn the meeting at 8:15pm. Motion made by Chair Hayslip, 2nd by T. Jones. Motion carried.

Next regular meeting: Because of the President's Day holiday on Feb 17th, a special meeting may be held on Monday, Feb 24 if needed. Otherwise, the next regularly scheduled meeting will be held on Monday, March 2, 2020.