



VILLAGE OF SODUS POINT

PLANNING BOARD

PO BOX 159 / 8356 BAY STREET

SODUS POINT, NY 14555

August 31, 2020 (Special meeting due to timing of the Labor Day holiday)

Members Present: Ann Hayslip - Chair, T. Jones, B. Evener, D. Walker, B. Kedley (ad hoc)

Members Absent: K. Berretta, L. VanGee (ad hoc),

Guests: Kevin Druschel, Max Macaluso on behalf of his mother, Stefania Macaluso, Evalyn Lewandowski, Mike Collins on behalf of Robert Straubing, Joseph Pitti, Charles Majors, Brandon Martin, Tim Habecker (Krenzer Marine), Shawn Cannan and John Hinsman.

The meeting was called to order by Chairperson Hayslip at 7:07 pm and a quorum was established. Due to the absence of board member Berretta, Chairperson Hayslip designated ad hoc member Kedley as a voting member for the meeting. This meeting was conducted by Zoom with board members present in the Village Hall and other invited guests remotely attending. Minutes were taken by Bill Kedley due to absence of a board secretary.

Minutes of the August 17, 2020 meeting were approved with a minor correction of the spelling of an applicant's name. Motion was made to approve the minutes by T. Jones, 2nd by D. Walker; Motion carried.

Applications:

Stefania Macaluso, 7560 7th Street, Sodus Point, NY 14555

Max Macaluso presented an application on behalf of his mother, Stefania Macaluso, to construct a fence or a landscape wall 4' or less in height on the northern and eastern property lines. The Board requested that Mr. Macaluso be more specific in what materials would be used. It was ultimately agreed that a fence would be the best option due to space limitations between the adjacent properties. Motion was made by A. Hayslip to construct a fence 4' in height on the northern and eastern property lines; 2nd by D. Walker; Motion carried unanimously.

Evalyn Lewandowski, 8138 Margaretta Rd., Sodus Point, NY 14555

Ms. Lewandowski presented her application to install a fence 4' high to create a 26' x 30' enclosure on the south (rear-facing) side of the house that she occupies which is owned by Sharon Schultz. A letter from Ms. Schultz permitting the construction of the fence was provided to the Board. The west side of the fence will be wooden panels and the other two sides will be chain link. A motion to approve the application was made by T. Jones; 2nd by D. Walker; Motion carried unanimously.

Daryl Walker, 7432 Route 14, Sodus Point, NY 14555

Mr. Walker presented his proposal to install a wrought iron fence 4' in height with a matching gate running approximately 14' from the rear corner of his house to the rear corner of the adjacent neighbor's house. Mr. Walker has spoken to the adjacent neighbors (Maldoon) about this plan and has received approval from the neighbors. A motion to approve the application was made by B. Evener; 2nd by B. Kedley. Mr. Walker recused himself from the vote. Motion carried unanimously.

Robert Straubing, 8522 Greig St., Sodus Point, NY 14555

Mr. Collins, speaking on behalf of Mr. Straubing, presented a proposal to install a 4' wrought iron fence running from the southeast corner of the garage, along the east property line, to the corner of the existing breakwall to contain his family's dogs. It was suggested that a gate be installed at the end of the fence where it meets the breakwall to permit flood protection if it is needed. A Waterfront Assessment Form (WAF) was completed due to the fence location within 10' of the water's edge. A motion was made by B. Evener to recommend the fence application with the addition of a gate structure, together with the WAF, to the Zoning Board for its approval; 2nd by B. Kedley; Motion carried unanimously.

Preliminary Site Plan Review, Joseph Pitti, 8598 Greig St., Sodus Point, NY 14555

Mr. Pitti presented his proposal to replace his seasonal dock with a 60' x 6' permanent dock with a 10' x 8' platform on the end creating an L shaped dock. It was noted that the 10' finger has the effect of creating 70' linear feet of dock where 60' linear feet is allowed. It was also noted that Mr. Pitti had received a letter of non-jurisdiction from NYS DEC and that application for approval has been made to NYS OGS. A Waterfront Assessment Form for the application was completed. A motion was made by T. Jones to forward the application, together with the WAF, to the Zoning Board; 2nd by D. Walker; Motion carried unanimously.

Preliminary Site Plan Review, Charles Majors, 8642 Greig St., Sodus Point, NY 14555

Mr. Majors presented his proposal to construct a 60' x 8' permanent dock, located 10' off the east property line. Mr. Majors stated his intention to utilize both sides of the dock for boat hoists and boats. It was pointed out that significant potential exists for severe ice damage to docks located in this area of the Bay. It was also pointed out that due to the proximity of a public launch area, a deicer would not be permitted during the winter. Mr. Majors acknowledged that he is aware of these risks and is prepared to take the chance and deal with any negative consequences. Following additional discussion centering on board members' concerns for the large size of his boats and their proximity to neighbor's property line, Mr. Majors agreed to locate the dock 15' off the east property line and to discuss the project in detail with each of his neighbors. Separately, it was noted that Mr. Majors had received a letter of non-jurisdiction from NYS DEC relative to a similar prior dock construction application and that application for approval has been made to NYS OGS. A Waterfront Assessment Form for the application was completed. A motion was made by A. Hayslip to forward the application with the above conditions, together with the WAF, to the Zoning Board; 2nd by B. Evener; Motion carried unanimously.

Preliminary Site Plan Review, Krenzer Marine, 8055 Margaretta Rd., Sodus Point, NY 14555

Tim Habecker outlined his proposal to construct an open-air boat storage structure 144' x 32' and 120' x 28' (totaling 264' in length) 5' from property line where 25' is required. The structure would be closed to the west and open to the east. The west side backs-up to the Wayne County-owned, former railroad bed. The application would require review and approval by both the Zoning Board and Wayne County. A motion was made by D. Walker to recommend the application to the Zoning Board; 2nd by B. Evener; Motion carried unanimously.

Preliminary Site Plan Review, Shawn Cannan, 8535 Greig St., Sodus Point, NY 14555

Mr. Cannan outlined his application to construct a 30' wide x 15' deep x 13' high addition to the front of his house. Although the addition would include two glass garage-style doors, the additional space would not be used for storage. The addition would be approximately 18' from the front property line where 25' is required. In addition, the proposed addition would be approximately 3' from the west where 5' is required and approximately 2' from the east where 5' is required. If constructed the combined structure would cover 60% of the total lot where 30% is allowed. The Board expressed concern that due to the proposed depth of the addition, sufficient space would not permit parking of normal vehicles in the remaining portion of the driveway. Following further discussion, it was moved by D. Walker that the proposed addition be limited to 12' in depth and that the recommendation for such be made to the Zoning Board for its review; 2nd by B. Evener; Motion carried unanimously.

Next Meeting: It was noted that due to the Labor Day holiday, the Board's next scheduled meeting date would be September 21st at 7pm.

Motion was made by B. Evener to adjourn the meeting at 8:52pm; 2nd by D. Walker; Motion carried unanimously.