



VILLAGE OF SODUS POINT

PLANNING BOARD

PO BOX 159 / 8356 BAY STREET

SODUS POINT, NY 14555

Meeting of May 3, 2021

Members present: Ann Hayslip, chair; Tim Jones; Kathy Berretta; Daryl Walker; Bruce Evener

Members absent: Bill Kedley (ad hoc)

Staff present: Kevin Druschel, CEO; Laurie Verbridge, SP Trustee

Guests: Scott Briggs, Shari and Bill Kallusch, Gena Poggi, Maxine Appleby, Phil Leone, Bob and Christine Catone; Jeff Alicandro, Sharon Cottrell, Shawn Cannan

The meeting was called to order by Chair Hayslip at 7:03 pm. Members of the Planning Board were present in person at the Village Hall while applicants and guests appeared on Zoom.

It was noted that the appropriate announcements were published in the Times of Wayne County.

In the absence of a board clerk, the minutes of the meeting were taken by Chair Hayslip with the assistance of Tim Jones.

Minutes of the April 19, 2021 meeting were reviewed by the Board with minor grammatical changes made. A motion to approve the minutes as corrected was made by B. Evener and seconded by D. Walker. The motion was approved 5 to 0.

Applications:

Fence Review, Laurie Verbridge, 7320 Route 14, Sodus Point, NY 14555

Request to construct a 4' fence per plot drawing to ensure the safety of her dog and grandchildren.

Members of the Board asked about the material to be used. Ms. Verbridge stated that she would be coordinating with her neighbors the Karasinski's on the choice of material.

A motion to approve the application was made.

Motion made by: T. Jones

Motion seconded by: D. Walker

Vote: Yes, 5 No, 0

Fence Review, William Kallusch, 8197 Margaretta Road, Sodus Point, NY 14555

Ms. Kallusch reported a correction to the application: the requested fence is 5' high— —not 4'. The purpose of the fence is to contain a dog.

The fence material will be agricultural fencing consisting of wood stakes with wire fencing. The material will be strong enough to contain the dog.

After discussion and questions, a motion to recommend the application to the ZBA for a variance was made.

Motion made by: B. Evener

Motion seconded by: T. Jones

Vote: Yes, 5 No, 0

Fence Review, Sharon Sill, 7460 Lummis Street, Sodus Point, NY 14555

Request to construct a 6' fence attaching to neighbor's proposed 6' fence.

This request is a coordinated application with the fence request of Scott Briggs, Ms. Sill's neighbor. The two fences will be joined.

Ms. Sill reported that upon approval by the Planning Board and ZBA, she and Mr. Briggs will draft an agreement with the village of Sodus Point to address maintenance and indemnity issues.

After discussion and questions by the Board, a WAF was completed and a motion was made to forward the application to the ZBA for approval .

Motion made by: B. Evener

Motion seconded by: K. Berretta

Vote: Yes, 5 No, 0

Fence Review, Scott Briggs, 8474 Greig Street, Sodus Point, NY 14555

Request to construct a 6' fence attaching to neighbor's 6' fence.

This request is a coordinated application with Sharon Sill (see previous application). Mr. Briggs and Ms. Sill are working together to protect the privacy of their properties.

After discussion and questions, a WAF was completed and a motion was made to forward the application to the ZBA.

Motion made by: T. Jones

Motion seconded by: D. Walker

Vote: Yes, 5 No, 0

Fence Review, Jason Karasinski, 7312 Route 14, Sodus Point, NY 14555

Mr. Karasinski did not appear for the meeting. Following established Planning Board policy, the Board postponed the application until its next meeting.

Preliminary Site Plan Review, Jeff Alicandro, 8278 Lake Street Ext., Sodus Point, NY 14555

Request to construct a 58'6" x 30' deck on the north of the property 9' from the north property line where 25' is required, 3' from the west property line where 25' is required and 4'6" from the east property line where 12.5' is required.

The proposed deck is to be constructed over the 2' curb edge where corner clearance requires no structures be constructed over 2' due to corner site clearance.

Also, a 16' by 16' deck is proposed on the rear of the property 4' from the east property line where 12.5' is required.

Both structures cover 69% of the lot where 30% lot coverage is allowed.

Planning Board members questioned Mr. Alicandro and his contractor Mr. Smith about the design of the decks which exceed set back requirements excessively. Board members expressed discomfort with the design as presented and pressed Mr. Alicandro to consider alternatives.

After discussion, a motion was made to forward the application to the ZBA with a recommendation that it *not* be approved and that Mr. Alicandro, Mr. Smith and CEO Druschel meet to discuss alternatives.

Motion made by: A. Hayslip

Motion seconded by: B. Evener

Vote: Yes, 5 No, 0

Preliminary Site Plan Review, Bob Catone, 7542 N. Fitzhugh St, Sodus Point, NY 14555

Mr. Catone requests approval to construct a 12' by 16' screened room behind his house.

There are no set back concerns.

Chair Hayslip asked if there were any members of the public who wished to express their thoughts about this project. No one responded.

Board members discussed the application and asked Mr. Catone what the overall height of the structure might be. Mr. Catone responded that it would be approximately room height, approximately 8 feet.

A motion was made to grant preliminary site plan approval.

Motion made by: D. Walker

Motion seconded by: B. Evener

Vote: Yes, 5 No, 0

Change of Use, Gena Poggi, 8527 Greig Street, Sodus Point, NY 14555

Request to open "Abe's Mai Tai Tiki Bar" in previously vacant restaurant building.

Ms. Poggi described her plans for a new restaurant in a building she is leasing. She plans a seasonal restaurant which will be open from approximately May 1 to October 1. It will serve lunch and dinner.

She is currently waiting for a liquor license, hoping it will be granted by Memorial Day this year.

Meantime, she is updating the interior of the building.

Planning Board member T. Jones asked Ms. Poggi if the fire extinguishers were up-to-date and in working order. She responded that she is making arrangements for them to be checked and for a complete fire inspection.

Planning Board member K. Berretta asked if there were plans to provide large enough trash containers/dumpsters to prevent spillage of trash/garbage. Ms. Poggi explained that she intends to make contact with a refuse disposal company for a large dumpster and regular trash removal.

The Planning Board reviewed Ms. Poggi's proposal for signage. It was determined that the size of her proposed signs exceeds village regulations. Ms. Poggi agreed to speak with the sign maker and adjust the size to conform to code.

A motion was made to approve the Change of Use with the following conditions:

- 1) A fire inspection is completed.
- 2) Trash/garbage containers are sized to accommodate all trash without spillage and such containers are emptied regularly to avoid unnecessary odors.
- 3) Exterior signs are sized to meet village code .

Motion made by: D. Walker
Motion seconded by: B. Evener
Vote: Yes, 5 No, 0

A motion was made, seconded and passed to adjourn the meeting at 8:30 pm.