



**VILLAGE OF SODUS POINT**  
**PLANNING BOARD**

**PO BOX 159 / 8356 BAY STREET**

SODUS POINT, NY 14555

**October 7, 2019**

**Members Present:** Ann Hayslip, Daryl Walker, Rusty Schryer, Kathy Berretta, Tim Jones

**Members Absent:** Larry VanGee

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

Minutes from 09/16/19 were reviewed and accepted. Motion made by T. Jones, 2<sup>nd</sup>; 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 :**

**B. Patton/ R. Orange- 8583 & 8585 Greig Street Sodus Point, NY 14555**

Brandon Martin, contractor for the Patton/ Orange properties presented the applications to repair and install a break wall to these properties. The existing break wall is failing. Mr. Martin stated that the existing break wall is concrete and will be faced with stainless steel. The break wall to be constructed along the other property will be approximately 10' further out than the existing break wall on the adjoining property. The properties will have a continuous break wall approximately 25' in height with a steel cap and will butt up to the existing boat house. DEC approval has already been obtained. Mr. Martin stated that the completed project should be done in a couple months. One WAF form was completed for both the adjoining properties (8583 & 8585). Motion to approve the application with completed WAF Form and DEC approval for 8585 Greig Street. Motion made by D. Walker 2<sup>nd</sup>; K. Berretta. Motion carried unanimously. Motion to approve the application with completed WAF Form and DEC approval for 8583 Greig Street. Motion made by T. Jones 2<sup>nd</sup>; R. Schryer. Motion carried unanimously.

**John Wildhack- 8411 Sill Road Sodus Point, NY 14555**

Mr. Scott McClurg, contractor for Mr. Wildhack presented the preliminary sight plan with stamped engineer plans to construct a 12' x 20' pole barn addition to the existing garage. This addition will be used to store golf carts. The addition will have electric but no heat, and a concrete floor. The siding will match the existing structure, to tie it in together and have nice curb appeal. The application will have to go before the ZBA for a variance, since the rear of the building needs to be 25' from the line and it will only be 11.3' from the rear line. Chair Hayslip opened the

floor to Board discussion. Brief discussion. Closed to Board discussion. Motion to approve the addition to the existing structure as presented, and forward to the ZBA. Motion made by D. Walker, 2<sup>nd</sup>; T. Jones. Motion carried unanimously.

**Dick Depew- 8504 Wickham Blvd. Sodus Point, NY 14555**

Mr. Depew presented his preliminary application to subdivide his waterfront property into a 50' x 40' lot to give to each of his children while keeping the remaining property for his personal use. Mr. Depew stated that he has 115' of waterfront property and would like to keep 65' for his private use. The remaining 50' he would like to give his children on Charles Point so they would have access to the water. Mr. Depew has 2 children with homes on Charles Point and his other 2 children would get this residence on Wickham eventually. Mr. Depew is not wanting to sub divide this property for any sort of revenue purpose, he only wants this for the purpose of keeping it in the family. The subdivision would only be 25' from the water and 12.5' from the front lawn. This measurement does not even allow a shed, or a structure of any sort to be built on this parcel once divided. Mr. Depew stated that if vehicles needed to be parked while using the subdivided lot, they would use the public parking lot. Chair Hayslip opened the floor to questions or comments from the Board. Only question asked from the Board was "What if one of the children wanted to sell either property". Mr. Depew stated that, if that issue should arise there would be 2 deeds. Mr. Depew also stated that the subdivision of his property will not impact the character of Charles Point, as Mr. Depew's property butts up to the Charles Point Community. Chair Hayslip then completed the WAF and SQR forms. Motion to send the preliminary subdivision application to the ZBA for their review. Motion made by D. Walker, 2<sup>nd</sup>; T. Jones. K. Berretta abstained from voting because she is a neighbor of Mr. Depew. Motion carried.

**Nicholas Warnick- 8619 Greig Street Sodus Point, NY 14555**

Mr. Warnick presented his application to rebuild a deck 20'x 22' at the current house level. New portion would give access to existing shed that will be 2' from property line. Mr. Warnick stated that due to flooding of his house he was forced to raise his residence to prevent future flooding. Because of this Mr. Warnick had to remove his existing deck. The new deck will need to be raised to meet the door level since raising. This has also caused the shed to need stairs to access the shed. Mr. Warnick would like to 21/2' on one side of the property line and 71/2 from the other side. Mr. Warnick would like this to be this way to continue to provide neighbors with a larger access area. . Motion to approve preliminary site plan as presented and forward to ZBA for further review. Motion made by K. Berretta 2<sup>nd</sup>; T. Jones. Motion carried.

Motion to adjourn the meeting at 8:15pm. Motion made by R. Schryer, 2<sup>nd</sup>; D. Walker. Motion carried..

**Next regular meeting: October 21, 2019 at 7:00pm**