



VILLAGE OF SODUS POINT

PLANNING BOARD

PO BOX 159 / 8356 BAY STREET

SODUS POINT, NY 14555

August 19, 2019

Members Present: Ann Hayslip, Daryl Walker, Rusty Schryer, Larry VanGee, Kathy Berretta

Members Absent: Tim Jones

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

Minutes from 08/05/19 were reviewed and accepted. Motion made by D. Walker, 2nd; R. Schryer. 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 :

Jeff Tome- 8550 Greig Street Sodus Point, NY 14555

Mr. Tome presented his final site plan for review to construct a 30'x68' 2 story cottage with approved drainage. Village Engineer Robert Elliot reviewed the original drainage plans and feels that the concept appears sound especially considering recent lake levels. Mr. Elliot's only concern is that the ejector pump can keep up with the storm water created during a severe storm. Because there was no pump capacity listed in the plans. Mr. Tome stated that 2 pumps would be installed to ensure effectiveness. Chair Hayslip opened the floor to public questions or comments. No questions or comments from the floor. Floor discussion closed. No questions or comments from the Board. Motion to approve the final site plan as presented. Motion made by D. Walker, 2nd; K. Berretta. Motion carried.

Steve Hyatt- 7114 Central Ave. Sodus Point, NY 14555

Mr. Hyatt was unable to be at the meeting, so he was placed on a conference call. Mr. Hyatt presented his final site plan for review to construct a 20'x28' 2 story addition. Mr. Hyatt received approval from the Zoning Board of Appeals with the condition of the type 2 unlisted firewall requirements to be completed. Chair Hayslip opened the floor to public comment. Attorney Chad Hayden is representing 3 area neighbors; E. Lewandowski, M. Ianivi, and a neighbor who asked to remain anonymous. Attorney Hayden stated that the neighbors were not notified of the application of Mr. Hyatt to build this 2-story structure. CEO Druschel stated that the application was advertised on the Village website as well as being published in the "Times of Wayne County". Secretary Perce also stated that

the neighbors were notified by mail. Attorney Hayden stated that the impact of Mr. Hyatt's 2 story structure will terminate the view of the bay for the neighbors. Attorney Hayden then stated that the 3 neighbors are very much opposed to the height of the proposed structure. Attorney Hayden stated that the general area is a one-story home community and some residents have had a 45-year view of the bay that will now be interrupted. CEO Druschel stated that the only reason the Hyatt application had to go in front of the ZBA was regarding the closeness to the existing structure. The structure would only have 2' distance between, where 8" is required. Type 2 unlisted firewall would need to be completed. The height of the application presented by Mr. Hyatt was within code. CEO Druschel then stated to Attorney Hayden, that if he had any further questions or concerns, he could contact the Village Attorney Art Williams. No other questions or comments from the floor. Floor discussion closed. No questions or comments from the Board. Motion to approve the final site plans as presented with the condition of the type 2 unlisted firewall to be implemented. Motion made by K. Berretta, 2nd; R. Schryer. Motion carried.

Karen Schaeffer-8020 Sentell Street Sodus Point, NY 14555

Mrs. Schaeffer had a representative from her contractor, Marshall Exterior speak on her behalf. Mr. Anthony Natale presented to the Board the final stamped plans for the mudroom that was requested by the Board at the preliminary site plan review on August 5, 2019. Mr. Natale stated that the structure is a raised ranch with the front of the house having a concrete slab entrance. The mudroom would be an 8'x10' addition built on the concrete slab. The structure would not have heat and would not be a livable space. No zoning variance is required. Chair Hayslip opened the floor to public question or comment. No questions or comments from the floor. Floor discussion closed. The Board was informed that the structure will have a new roof, windows, and siding. The siding will be put on after the completion of the mudroom. The addition will match and blend with the original house. Motion made to approve the final site plans as presented. Motion made by D. Walker, 2nd; L. VanGee. Motion carried.

Bailey and Hayden Dougherty- 7107 Route 14 Sodus Point, NY 14555

Mr. Dougherty presented his preliminary site plan for review to construct a 16'x24' addition on to his existing house. The addition would be a handicap bedroom and small bathroom. Mr. Dougherty stated that his wife was recently in an accident with a serious injury to her leg that resulted in amputation. Their current bedroom is upstairs, and Mrs. Dougherty is not able to climb the stairs. The addition would be to the side of the residence and would be built on concrete block. Dave Hollebrandt will be the general contractor for this addition. Because the application is within code setbacks, and because of the circumstances regarding this application motion made to allow the foundation part of the addition to be started with the approval of the stamped plans to be presented to CEO Druschel prior to the special meeting for this application to be held on September 3, 2019 at 7:00pm. Motion made by A. Hayslip, 2nd; D. Walker. Motion carried.

Rebecca Orange- 8585/8583 Greig Street Sodus Point, NY 14555

Ms. Orange was not present to present her supplication, nor was her contractor. Application tabled.

Matt Nowak- 8040 Lake Road Sodus Point, NY 14555

Mr. Nowak was not present at the meeting; however, CEO Druschel spoke briefly of what Mr. Nowak has in mind for the property at this location. Mr. Nowak would like to divide the acres into 7 building lots. After a lengthy discussion among the Board it was determined that this application is not even close to a preliminary site plan. The Board has a lot to take into consideration and review. Because of the codes of subdivision, the application will require very detailed planning for several reasons including water, electric, trees, road frontage, wooded barrier, buffer zone and the access off Lake Road, etc.... This application will require a lot of input from Mayor McDowell and Village Attorney Art Williams. Motion to accept the application as presented. Motion made by K. Berretta, 2nd; R. Schryer. None in favor. Application denied at this time due to several questions and concerns that need to be looked further into and addressed.

Motion to adjourn the meeting at 8:00pm. Motion made by D. Walker, 2nd; R. Schryer. Motion carried.

Next meeting September 3, 2019 at 7:00pm. Dougherty application only.