



SODUS VILLAGE OF POINT
PLANNING BOARD
PO BOX 159 / 8356 BAY STREET
SODUS POINT, NY 1455

October 5, 2020

Members Present: Ann Hayslip-chair, K. Berretta, B. Evener, T. Jones, D. Walker, L. Van Gee (ad hoc), B. Kedley (ad hoc)

Members Absent: None

Guest: Kevin Druschel CEO, Brandon Martin, Dave McDowell, Rebecca Walker, Jay Baran, Carl Germain, Tim Habecker

The meeting was called to order by Chair Hayslip at 7:04 pm and a quorum was established. This meeting was conducted by Zoom with board members present in the Village Hall and other invited guests remotely attending. Minutes were taken by Kathy Berretta with assistance of recording of Planning board meeting.

Minutes of the Sept. 21, 2020 meeting were approved with minor correction of the Bruce Carey notes, third bullet letter (C) to read Minimize the amount of the bluffs and tree disturbance of when grading and preserve the 5 or more mature trees.

Motion was made to approve the minutes by T. Jones, 2nd D. Walker Motion carried

Applications:

- 1) **Krenzer Marine, 8055 Margareta Rd., Sodus Point** Final Site Plan Review and Public Hearing to install a 264' x 32' / 28' lean-to open-air boat storage structure. (Code 190-49)
 - a. Tim Habecker was present via Zoom.
 - b. Public hearing but no public commentary voiced
 - c. Wayne County Planning Board meeting held on Sept. 30, 2020 reviewed the application and determined it to have no intermunicipal or countywide impact. Their results will be filed with their minutes.
 - d. No additional discussion from the SP Planning Board

Motion to approve Final Site Plan by B. Evener to approve; 2nd by D. Walker

Motion carried unanimously.

- 2) **Jay Baran, 8512 Greig St., Sodus Point** Repair and raise existing break wall 12" per DEC application. (121-4) LWRP Review
 - a. Jay Baran was present via Zoom.
 - b. Board questions were answered, DEC approved application with no comments or additions
 - c. WAF Completed by Board members

Motion to approve Site Plan including WAF by D. Walker to approve; 2nd by T. Jones

Motion carried unanimously.

- 3) **Carl Germain, 7586 Lakestones Dr., Sodus Point.** Preliminary Site Plan Review, to construct a 40'x15' garage and carport 1' from the south property line. (Code 190-49)
- a. Carl Germain was present via Zoom. Board questions were answered, Mr. Germain stated that his property has a 5' set back and it is a hardship.
 - b. Board was very concerned about the 1' setback when 5' are required. Board asked if he could remove the man door? Mr. Germain stated he would put a smaller door to make it a 2' setback. Even though South land owner Roy Hyland had no objection to the garage being built. Kathy Berretta and Daryl Walker are concerned about the future if the south land was sold, and felt that 1' setback is not enough. Discussion was to remove or make the man door smaller.
 - c. Water runoff of the roof of the garage was a concern, Mr. Germain stated he would have gutters that go into the dry well in the ground.
 - d. Most of the arborvitae will remain.
 - e. Application states there is a car port so Mr. Germain will not be building a car port.

Recommendations to Zoning Board is to have Mr. Germain put a smaller man door in order to have at least a 2' setback and not a 1' setback.

Ann Hayslip made the motion to approve the Application as written B. Evener 2nd

Kathy Berretta amended the motion that the setback should be at least 2' setback from the property line. D. Walker 2nd.

Motion carried unanimously for the amended motion.

- 4) **Dave McDowell, 7594 N. Fitzhugh St, Sodus Point** Preliminary Site Plan Review, to construct an 18'x22' addition with roof top deck on the rear of the existing house per stamped plans. (Code 190-49)
- a. Dave McDowell was present via Zoom. Mr. McDowell reviewed the addition to his existing house. Planning Board reviewed architects plans. No additional discussion from the SP Planning Board

No recommendations to the Zoning Board, plan looks good, setbacks look good.

Motion to approve Preliminary Site Plan by K.Berretta to approve; 2nd by D. Walker

Motion carried unanimously.

- 5) **James Carlin, 8580 Gardenier LN., Sodus Point.** Preliminary Site Plan Review to install a permanent dock consisting of 20'x6' and a finger 20'x10' creating an L shape where T or straight are allowed. (Code 190-49, 86-23)
- a. James Carlin and Brandon Martin were present via Zoom.
 - b. Boards questions were answered, Mr. Carlin did receive DEC approval. L Shape dock is asked for because Mr. Carlin felt it would be more practical than a T Shape for his Jet Skis
 - c. WAF Completed by Board members

No recommendations to Zoning. Board felt Mr. Carlin has sufficient amount of water frontage, and dock is to code size.

Motion to approve Preliminary Site Plan including WAF by D. Walker to approve; 2nd by K.Berretta

Motion carried unanimously.

- 6) **Daryl Walker, 7430 Route 14, Sodus Point.** Fence Review + LWRP Review, to install a 6' vinyl fence along east property line where a wood fence currently is and repair and raise existing break wall. (Code 190-22(g.) & 121-4)
- a. Daryl Walker was present and Rebecca Walker was Via Zoom. Daryl Walker recused himself from voting, Larry VanGee voted on the fence and Bill Kedley voted on the Break wall.
 - b. Boards questions were answered. Mr. Walker is replacing an existing 6' fence. M. Walker does not need DEC approval because he is repairing his break wall.
 - c. WAF Completed by Board members

No recommendations to Zoning because these are a replace a fence and repair a break wall.

Motion to approve Site Plan for 6' fence by B. Evener; 2nd by L.VanGee

Motion carried unanimously.

Motion to approve Site Plan for break wall repair and WAF Review by B. Evener; 2nd by B. Kedley

Motion carried unanimously.

Next Meeting: It was noted that next meeting would be Oct. 19, 2020 at 7pm.

Final comments: Code revision workshop is scheduled by Chair Hayslip. This workshop will be a Zoom workshop and will start at 6:00 October 19, 2020 in the SP Village Hall

Motion was made by D.Walker to adjourn the meeting at 8:30; 2nd by B. Evener.

Motion carried unanimously.

