



VILLAGE OF SODUS POINT
PLANNING BOARD

PO BOX 159 / 8356 BAY STREET

SODUS POINT, NY 14555

*Draft
Approved*

November 2, 2020

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

Members Absent: L. VanGee (ad hoc),

Guests: Kevin Druschel, Brandon Martin, Noah Knataitis, Shawn Cannan, Matthew Terp, Roy Hyland, Ren Weichbrodt, Dennis Allis, James Carlin, Carl Germain, Tom Piekunka, Antoinette Bartucca, Mark Costich, and Conrad Mohr III

The meeting was called to order by Chairperson Hayslip at 7:05 pm and a quorum was established. The meeting was conducted by Zoom with all Board members and guests remotely attending.

Minutes were taken by Bill Kedley due to absence of a board secretary.

Minutes of the October 19, 2020 meeting were approved. Motion was made to approve the minutes by D. Walker, 2nd by K. Berretta; Motion carried.

Applications:

1. **Final Site Plan review - Carl Germain, 7586 Lakestones Dr., Sodus Point. Application to construct a 40'x14' garage 2' from the south property line.** Mr. Germain provided additional information to the Board concerning the application for a variance which was made to the Zoning Board. The Zoning Board approved the construction of the garage 2' from the property line with 1' of overhang. The width of the garage will be reduced from 15' to 14' to accommodate the further setback. Neighboring property owner, Mr. Hyland expressed his approval of the planned addition. There was no further public input. Following a short discussion, motion was made by D. Walker to approve the plan as revised; 2nd by K. Berretta; Motion carried unanimously.
2. **Final Site Plan review – Ren Weichbrodt, 8636 Greig Street, Sodus Point. Application to construct an 8' x 60' dock.** Mr. Weichbrodt provided clarification regarding the width of the proposed dock and its location relative to adjacent properties. The dock will be located 30' from the west corner of the existing breakwall and perpendicular to the shoreline. Neighboring property owner, Mr. Costich, expressed his approval concerning this location of the dock. Mr. Piekunka raised a question concerning any additional, freestanding pilings which may be planned. Any additional pilings would be the subject of a separate application. There was no further public input. Following discussion, a motion was made by D. Walker to approve the

application as presented; 2nd by T. Jones; Chair Hayslip abstained, B. Kedley voted in her place; Motion carried unanimously.

3. **Final Site Plan review, Shawn Cannan - 8535 Greig Street, Sodus Point. Application to construct a 30' x 15' x 13' high front side/street side addition to existing building.** Mr. Cannan provided further information relative to the Zoning Board's approval of his application, the proposed 15' depth of the addition, the 20.75' distance to the roadway for available parking and landscaping plans. Neighborhood property owner, Mr. Mohr expressed his approval of the planned addition. There was no further public input. Following a short discussion motion was made by T. Jones to approve the application as revised; 2nd by B. Evener; Motion carried unanimously.
4. **Final Site Plan review, Conrad Mohr III - 8541 Greig Street, Sodus Point. Application to repair/reconstruct roof over existing living room and porch.** Mr. Mohr reported that no changes had been made to the plans as originally presented. There was no public input. Following a short discussion motion was made by D. Walker to approve the application; 2nd by T. Jones; Motion carried unanimously.
5. **Final Site Plan review, James Carlin - 8580 Gardenier Ln., Sodus Point. Application to install an L-shaped permanent dock 20' long x 6' wide and a finger 20' long x 10' wide.** Mr. Carlin provided information to the Board concerning the variance which he had been granted by the Zoning Board relative to the L-shaped configuration. Neighborhood property owner, Mr. Allis expressed his approval for the construction. Mrs. Bartucca sought clarification concerning the location of the dock on the Bay-front side of property. There was no further public input. Following a short discussion, motion was made by D. Walker to approve the application; 2nd by T. Jones; Motion carried unanimously.
6. **Preliminary Subdivision Review, Mathew Terp - 8425 Sill Shore Rd, Sodus Point to Subdivide 940.3 Sq Ft of 8447 Sill Shore Rd property for ingress and egress to their parcel.** Mr. Terp provided an overview of his desire to purchase a subdivided portion of the adjacent property which is currently being used as a means of ingress and egress to his property. It was pointed out that subdividing this parcel from the neighboring property would necessitate approval by the Zoning Board and also would require approval by the Wayne County Planning Board since it lies within 500' of the Town/Village property line. Following a lengthy discussion Mr. Terp indicated that he would investigate the Planning Board's desire to merge the undersized parcel with his existing parcel through conversations with representatives of the Town Assessor's Office. Following discussion, it was moved by A. Hayslip; 2nd by T. Jones; to recommend the application to the Zoning Board with the condition that it be merged into Mr. Terp's existing lot; Motion carried unanimously.

No further business came before the Board. Motion was made by T. Jones to adjourn the meeting at 8:06 pm; 2nd by B. Evener; Motion carried unanimously.

