



VILLAGE OF SODUS POINT
PLANNING BOARD

PO BOX 159 / 8356 BAY STREET

SODUS POINT, NY 14555

May 4, 2020

Note: This meeting was conducted by Zoom.

Members Present: Ann Hayslip, Bill Kedley, Tim Jones, Daryl Walker, Kathy Berretta, Bruce Evener, Larry VanGee

Members Absent:

Guests: Bill Kallusch, David and Joan Brandt, and Laurie Hayden.

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

Minutes from April 20, 2020 were approved with corrections. Motion made by K. Berretta, 2nd, D, Walker. Motion carried.

CEO Druschel noted that the proof of publication and posting of the required legal notice were in the "Times of Wayne County".

Applications:

Matt Nowak- Lake Road, Sodus Point, NY 14555

MR. Nowak and his engineer, Don Lewis presented the final site plan application for review to develop 7 high end, spacious building lots. Mr. Nowak stated that after careful review with his engineer it was determined that driveways into the development from Seamen and Sentell Street would not be feasible as requested by the Planning Board, due to the fact that a lot of the trees would have to be removed to make this possible. A costly expense and the removal of so many trees causing an unsightly compromise to the undeveloped lots. Matt and Don found that 4 driveway entrances from Lake Road would cause less of an impact of tree removal but will still have plenty of site distance. The corner lot on Seamen and Sentell Street is an undersized therefore it will not be developed. Mr. Nowak's site plans show elevation of the property, home placements, and the trees that would be removed.

At this time Chair Hayslip opened the floor to Public comment or questions. No public comment. Floor closed. The floor was then opened to the Board for questions or comments. After a lengthy question and comment discussion among the Board and Mr. Nowak it was determined that due to the

topography shown parcel 3 will have an auxiliary sewer pump on the parcel. The average lot size of each parcel will be 2 acres with at least one being 10 acres. Chair Hayslip stated that Mr. Nowak's application has been presented to the Planning Board for the preliminary site review, then to the County for site plan review. The application did not however need to go in front of the Zoning Board for any review. The County Board had some recommendations that the Planning Board addressed with Mr. Nowak. One of the concerns were the site lines with the driveways. Mr. Nowak stated that since the driveways have been adjusted the site lines should be alright now. Emergency service access was another concern. CEO Druschel, and engineer Don Lewis will get together to discuss how this concern will need to be addressed for each individual build. CEO Druschel will check fire code for each individual lot as well. Chair Hayslip also reminded the Board as well as Mr. Nowak that prior to each individual build, he will need to come in front of the Planning Board again to present the preliminary site plan for review.

Historical Preservation: Chair Hayslip stated that it is Mr. Nowak's responsibility to contact the State Historical Preservation Organization to look into this. The Planning Board cannot enforce that Mr. Nowak do this, as it is not their obligation to determine this.

Flooding and Erosion control: Mr. Nowak has the responsibility to ask the Wayne County Soil and Water Conservation Board for recommendations. Mr. Nowak has stated that the issues of flooding and erosion control have already been addressed, however, if more needs to be done it will be done.

Active Transportation Plan: The Village of Sodus Point may be incorporating a biking and walking path on the South side of Lake Road. The Village has a legal right of way 13' into Mr. Nowak's property from the South side of Lake road. The Board let Mr. Nowak that this right of way into his property will be protected and the removal of any trees by potential buyers will not be allowed. Mr. Nowak stated that he will let potential buyers know of this and it also will be reflected in the land surveys.

Storm water pollution prevention plan: A letter from Jim Mueller of Elliott Engineering states that a Storm Water Pollution Prevention Plan is not needed at this time due to the site characteristics and probable timing of the development.

A general discussion regarding the preservation of the trees then took place, as this is a very important issue along Lake Road according to the LWRP Chair Hayslip would like to put into place a "buffered zone" beyond the 13' right of way owned by the Village, stating that in addition to the 13' from the road an additional 50' into Mr. Nowak's property the trees will be considered a buffer zone. This means that no trees can be cut down or disturbed except for routine maintenance. The objective of this is to protect as many trees as possible along Lake Road. Chair Hayslip would like this "buffer zone" clause into the original deed of each parcel. Mr. Nowak stated that he will put this clause in the deeds for the 4 property lots along Lake Road. CEO Druschel phrased this clause as follows: Mr. Nowak shall add to the deed on Lake Rd. that properties abutting Lake Rd. shall have a 50' buffer in which no trees larger than 1 foot in diameter shall be removed. There shall be a 60' clear opening. Routine maintenance shall not be included in this restriction."

Routine maintenance shall not be considered part of this. All 7 parcels shall be individually reviewed for site plan review at the time of sale and when ready for build out. Motion to accept Mr. Nowak's final

site plan with the conditions of having an additional 55' into Mr. Nowak's property to be a "Buffered zone" and that this will be implemented into the 4 property lots along Lake Road. To include said clause outlined above. Motion made by T. Jones, 2nd B. Evener. Motion carried unanimously.

Robert Straubing- 8512 Greig Street Sodus Point, NY 14555

Mr. Straubing presented his preliminary site plan for review to erect a 15'2" x 18'2" covered porch addition 4.83' from East property line where 5' is required and 4.33' from the South property line where 25' is required. Mr. Straubing would like to erect this covering to increase the covered area of existing patio. This covering would extend out no further than the home. Mr. Straubing also stated that this covering will not obstruct neighbor's view. Chair Hayslip opened the floor to Board question or comments. No questions or comments from the Board. Floor closed. WAF form was completed by Chair Hayslip and the Board. Motion made to accept the application as presented with WAF form completed, and accepted by the Board, and forward the application to the Zoning Board for their decision. Motion made by T. Jones, 2nd, D. Walker. Motion carried.

Motion made to adjourn the meeting at 8:45pm. Motion made by K. Berretta, 2nd, T. Jones. Motion carried.

Next regular meeting: May 18, 2020 at 7:00pm

