



## Planning Board (PB) Minutes, 5-3-22 Village of Sodus Point, NY

Members Present: Bruce Evener (Chair), Kathy Beretta, Janine Fogarty (ad hoc), William Kedley, William McKee, Absent:

Staff Present: Keven Druschel, Code Enforcement Officer (CEO), Linda Youngman – Clerk, Others present: Jeffrey Wardell, Brandon Marin

Announcement: The advertisement of the meeting was published in Wayne Times and posted on the Village website with the public invited to speak.

Establish Quorum: A quorum of 5 members was established and conducted via Zoom.

Call to order: The meeting was called to order by Chair Evener at 7:00 pm.

Review minutes from previous meeting: April 4, 2022. Minutes were reviewed by the Board with no correction. A motion to approve the minutes was made by XX, seconded by XX, motion carried unanimously.

### **1. Site Plan Review, Glenda Hinsman, 8644 Greig Street, to construct a 60'x6' dock per site plan. (86-11, 86-19, 190-49).**

The proposal is to construct a 60'x6' dock per site plan. (86-11, 86-19, 190-11, 190-49, LWRP).

The 6' x 60' dock would be in the center of the property to allow two boats to park on either side of it. It would be close to the drywall. Two schematics were given to the board – one showing 12' off the east property line, one at 21' off the property line. The Planning Board is operating on the one produced by Brandon Martin. He said it would be 10 ft off the property line. CEO Druschel showed the lines on the other survey map – the board will use the property drawing provided by Brandon Martin. There is a steel wall on the property – what they're looking for now is permission to put in a new dock. On Brandon's drawing, there are two lifts – William Kedley asked for confirmation that they would not be hooked up to the steelwall. Brandon Martin confirmed they would not.

The board did not have further concerns. Unlisted action, skip to C – no effect on (unless yes is given) wildlife resources, water dependent uses, stability of shoreline, water quality, public access, or cultural significance ... undeveloped waterfront area, public service law, mining or dredging, public access to shore, change in use of public lands, designated flood hazard area, natural feature that provide protection, groundwater quality, removal of ground cover, public access to shoreline, waterfront site project – yes, maritime use, essential public services, area of high erosion, flood prone area, open space, importance to community, any waste discharges, surface liquid waste, transport or disposal of hazardous material, petroleum products, toxins or pollutants, fresh water wetland, runoff from site, control of runoff – yes, emissions of nitrate or sulfates.

The Planning Board did not receive public comments on the proposed dock plan review. The case was approved by all members of the planning board. William Kedley motioned to approve, Kathy Beretta seconded, the motion passed.

**2. Site Plan Review, Sal Debiase, 8407 Sill Shore Rd, to construct a 12’x24’ and a 12’x20’ garage expansion. (190-49).**

The proposal is to construct a 12’x24’ and a 12’x20’ garage expansion. (190-49).

Mr. Wardell said there is a 3-car bay, they want to add another bay and a slip for a golf cart also. Bruce Evener walked the property recently and commented that small doors would permit a golf cart. Bruce Evener asked for comments. Drainage easement was queried, Mr. Wardell said the highway dept approved, the mayor also approved. Kevin Druschel brought up a map. Bruce Evener asked for the distance to the golf cart extension – at least 20 ft from the driveway to the road. They will cut a tree down that could interfere, also a few bushes. They will house some older cars in the garage, there is storage space above the garage, not living space. The area map was viewed by the Board and no further concerns were noted. William McKee said it was 8402 South Shore Rd, not Sill Rd. GPS still gives it as Sill Rd, but it is not technically Sill Rd, if you go left, it becomes Sill Shore Rd. No further concerns were noted by the Board. Janine Fogarty made the motion to approve, seconded by William McKee, the motion passed.

**3. Final Subdivision Review, Steven Verdine, 8425 Sill Road, to subdivide 201.7 Square Feet of property to be added to 8423 Sill Rd. (previously listed as 8417 Sill Rd) (CODE 190-11, 190-50). Also called Verdine/Terp/Roosa Subdivision, Tax map ref 71118-10-400570, 0.39 acres, final subdivision.**

Property owners at 8425 Sill Shore Road seek permission to subdivide 210.7 sq ft from their current parcel to sell to 8423 Sill Shore Road to square up property lines. Architect/Engineer is McMahon Larue Associate, LLC.

The Wayne County Planning Board reviewed this area variance request at their March 30, 2022 meeting and recommended that the project would have no significant county-wide impact (also known as NCI). They also offered significant input on the project including: 1) proposed lots should meet municipal zoning regulations or variance for lot size, potential building setbacks, et. 2) necessary “cross-lot easements” should be in place to ensure existing and future development can maintain function and compatibility and 3) property owners should know that portions of the parcel may contain (or be near) National wetland area and any planning/development should be done in accordance with regulations. Any questions, please contact Bret DeRoo at [bderoo@co.wayne.ny.us](mailto:bderoo@co.wayne.ny.us) or 315-946-5932.

Steven Verdine said the plan was to square up the property by subdividing 210.7 sq ft from their current parcel to sell to property owners at 8423 Sill Shore Road. There was slight address confusion. Steven Verdine clarified it was 8423 Sill Shore road.

Steven Verdine would be subdividing 210 ft from his lot to sell to his neighbors as new property owners. It is a pretty straightforward proposal. Janine Fogarty said there was some confusion about the proposal since some maps showed slightly different property lines. Kevin Druschel showed the map Steven Verdine said they previously bought some property from DeRoo’s, they asked if Steven Verdine would be agreeable to purchasing property to make the property fit a straight line – Steven Verdine said they would. Bruce Evener asked if there were any further concerns from the Board. It was clarified that the property is on Sill Shore Rd. Kathy Beretta made the motion to approve the subdivision, Janine Fogarty seconded, the proposal passed unanimously.

The Planning Board did not receive public comments on this subdivision plan review. The case was approved by all members of the planning board.

**4. Fence Review, Steven Verdine, 8425 Sill Shore Rd, to construct a 6’ fence 50’ long per plot drawing. (190-22(g), 121-4).**

The proposal is to construct a 6’ fence 50’ long per plot drawing. (190-22(g), 121-4).

Steven Verdine said they wanted a shadowbox privacy fence on the SE side and backyard (not the bay side) for privacy when the kids were playing. Verdine is not blocking right of way for the proposed fence. Bruce asked for questions or concerns. Kathy Beretta said she approved of the pictures. The board said the fence was needed. No worries on first and last names. Kathy Beretta motioned to approve the fence for 8425 Sill Shore Rd, everyone else seconded, the motion passed. All in favor.

The Planning Board did not receive further public comments on the proposed fence plan review.

Bruce Evener asked about the fire hydrant near Franklin House. The mayor met with Evan and Thomas and they came up with a plan along with New Horizons to tap the main. Sodus Point would come up with a plan to take dedication of the main. They will dig to determine the location of the main. Sodus Point purchased materials needed and 40 ft of water main would be affected. Chair Evener asked if there was any progress on the gate – yes, progress was made. Chair Evener asked if the Board had heard back from the Health Dept - they were supposed to return paperwork. Kevin Druschel said he hasn't seen anything new from the Health Dept. They approved 9,200 sq ft for a building and to go to the 12,000 sq ft size proposed, they needed a new hydrant. The location is 7399 XX, near the Franklin House. This would be a third building between two existing buildings – actually one building came down, this would be a replacement for that building. The maintenance falls to the Village of Sodus Point who would take dedication for the site.

On another matter, Kathy Beretta said she did not think it was right that the Planning Board members should get emails or letters from the zoning board asking the planning board to approve certain proposals. Kevin said he had spoken to Thomas Johns about this – said it was double jeopardy. Janine Fogarty was also taken aback by these emails. Kathy Beretta asked that it stop. Laurie Verbridge and Thomas Johns would be contacted to ask for these types of emails to stop. William Kedley asked Kevin Druschel about a parking lot area with an April 28 deadline, Brandon was supposed to submit something. Kevin didn't know but he would find out. Usually Kevin got copies of approvals, but he hasn't gotten the approvals for the parking lot in question. Kevin will check.

Motion to adjourn: The meeting was adjourned by Chair Evener at 7:50 pm.