



## Planning Board (PB) Minutes, 8-15-22 Village of Sodus Point, NY

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

Staff Present: Keven Druschel, Code Enforcement Officer (CEO) (zoom), Linda Youngman – Clerk

Present: B Evener asked attendees to sign in when arriving

*Via Zoom:* Jennifer Evans, Laurie Verbridge, Casey Carpenter, Tom Johns, John Wunder, Sue Bassage, Ginny Embrey, Joan Zerbe-Brandt, Gale

*From Sign-In Sheet:* Donna and Russ Belcher, Mary and Greg Switzer,

Christine Helmer, Jean E. Saucke, Miriam Derwin, James Taylor, Cindy Dewolf, Laurie Hayden, Maxine Appleby, Damian Weidmann, Alice Bill

Establishment of a Quorum: A quorum of 5 members was established with members and others present in person and via Zoom.

Announcements: Advertisement of the meeting was published in the Times of Wayne County and posted on the Village website.

Call to order: The meeting was called to order by Chair Evener at 6:59 pm.

Review minutes from previous meetings: July 18, 2022. K Berretta wanted fence blocking ROW section removed. W Kedley motioned to approve, J Fogarty seconded, approved by all.

**Preliminary Site Plan Review**, Gretchen DePoint, 7582 Fifth Street, to remove a portion of existing structure and construct addition connecting to the garage 24' x25'4" of which will be 3.7' from north property line where 5' is required and 12' from rear property line where 12.5' is required. (190-11, 190-49).

Neighbor to the N is 7594 Fifth St, neighbor to the W is 7581 Fifth St, neighbor to the E is 7581 Fourth St, and neighbor to the S is 7576 Fifth St.

Christine Helmer spoke for her daughter, Gretchen DePoint, saying they will maintain the property line, rip off the back section, with an addition on the back section. It will be in line on the N side. The PB viewed the drawings of the proposed work on the structure. The CEO said they will make sure the slab is correctly placed so it is not pumping water continuously. Two variances will be required as it is an undersized lot. The CEO will talk to the architect. The PB did not see anything in the plans which were out of line. The proposal still has to go to the ZB. W Kedley walked the property today and noted that the side of the house and addition will be on the same setting on N property line. This is subject to the ZB. W McKee motioned to send to ZB, J Fogarty seconded, motion to go to ZB was approved. Then the proposal will come back to PB on the 19<sup>th</sup>.

**Preliminary Site Plan Review**, Bob Straubing, 8518 Greig Street, to demolish and reconstruct structure on same footprint per stamped plans Structure is 44'10" x 28'4". (190-49)

Neighbor to the N is 8527 Greig St, neighbor to the W is 8528 Greig St, neighbor to the E is 8516 Greig St, and neighbor to the S is 8522 Greig St.

B. Straubing said per the drawings, they plan to remove the existing structure to be replaced by a single-story structure. The property has been residential and it will continue to be so in the future. J Fogarty asked if this will be an additional dwelling? B Straubing said it will be additional, it will be a guest cottage. It will be a stand-alone residential facility. There will be substantial improvement on the flood plain, the new house will sit higher than the current house (which is two story). CEO needs to see a footprint for the proposed structure. K Berretta said this is commercial property – is this in line with the long-range business plan? CEO will check. CEO will check to see if it will affect existing plans. B Evener said it would not change the neighborhood character – it has been a house for a long time.

J Fogarty motioned to send to ZB, K Berretta seconded, motion was approved.

**Fence Review**, Shawn Matla, 8631 Greig Street, to construct a 16' living fence per plot drawing. (190-22(g), 121-4).

Neighbor to the N is none, neighbor to the W is 8629 Greig St, neighbor to the E is 8633 Greig St, and neighbor to the S is 8626 Greig St.

Due to unforeseen circumstances Mr. Matla, owner of 8631 Greig St, was unable to attend and asked for the proposal review to be postponed.

K Berretta said the courts approved 7' so how can the PB do differently. B Evener will discuss with Art Williams.

**Continuation to Sept 19 - Fence Review**, Guy Berretta, 8510 Wickham Blvd, to construct a 4' fence per army corp. approval. (190-22(g), 121-4)

Neighbor to the N is 8511 Wickham Blvd, neighbor to the W is 8508 Wickham Blvd, neighbor to the E is 8514 Wickham Blvd, and neighbor to the S is none.

Guy Berretta sent an email to Bruce Evener which says the right of way on their property "benefits the United States of America". There is also a letter from the Army Corps of Engineers, however, which states that "the Consentee (the Berrettas) shall not disturb, or cause or permit to be removed or disturbed, any historical, archeological, architectural, or other cultural artifacts, relics, remains, or objects of antiquity."

Mr. Alexander (Berretta's lawyer) asked for a continuance to Sept 19. Art Williams is in agreement with granting a continuance. B Evener made a motion, B Kedley seconded, the continuance was granted.

**Motion to adjourn:** B Kedley motioned to adjourn, J Fogarty seconded, the motion carried, the meeting was adjourned by Chair Evener at 7:26 pm.

Questions were raised about when different proposals can be put forward. B. Evener suggested the cut-off be Friday unless the proposal is extremely important or urgent. CEO said he sends out the proposals together when he sends the agenda materials, usually on the Wednesday before the PB meeting.

The next PB meeting will be August 29 unless plans change.