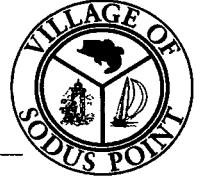


# VILLAGE OF SODUS POINT BOARD REFERRAL



ZONING DISTRICT: \_\_\_\_\_ R \_\_\_\_\_

DATE: \_\_\_\_\_ 3/1/2023 \_\_\_\_\_

Please mark all applicable boards for review and approval of application:

ZONING BOARD  PLANNING BOARD \_\_\_\_\_ COUNTY BOARD \_\_\_\_\_ STATE BOARD

Fee: **Variance** (\$40.00)  **Special Permit** (\$50.00) \_\_\_\_\_ **Subdivision** (\$50.00) \_\_\_\_\_ **Site Plan** (\$50.00)   
(To be paid upon filing this application)

Location \_\_\_\_\_ 7579 Fourth Street \_\_\_\_\_

(Give street number, name)

\_\_\_\_\_ Peter Hallagan \_\_\_\_\_

(Name of Applicant)

Tax Map ID: \_\_\_\_\_ 71119-14-490274 \_\_\_\_\_

\_\_\_\_\_ \_\_\_\_\_  
(Name of Property Owner)

\_\_\_\_\_ 585-704-6550 \_\_\_\_\_

(Telephone Number of Owner)

\_\_\_\_\_ \_\_\_\_\_  
(Email Address of Owner)

\_\_\_\_\_ Same \_\_\_\_\_

(Telephone number of Applicant)

**(Owner fills out to best of ability)**

Neighbor to the North:

\_\_\_\_\_ 7581 Fourth Street. \_\_\_\_\_

Neighbor to the West:

\_\_\_\_\_ 7576 Fifth Street. \_\_\_\_\_

Neighbor to the East:

\_\_\_\_\_ 7578 Fourth Street. \_\_\_\_\_

Neighbor to the South:

\_\_\_\_\_ 7573 Fourth Street. \_\_\_\_\_

Nature of work (check which is applicable):

New Building  Addition \_\_\_\_\_ Alteration \_\_\_\_\_ Repair \_\_\_\_\_ Removal \_\_\_\_\_ Demolition \_\_\_\_\_ ESTIMATE: \_\_\_\_\_ 14,000 \_\_\_\_\_

Description of work to be done: \_\_\_\_\_ Remove existing front porch and construct on same foot print but add second story per stamped blue prints . \_\_\_\_\_

HARDSHIP OR REASON FOR REFERRAL:

190-11. Density Control.  
190-49. Site Plan Review.

45 | 45 | 45 | 45

HIRD STREET (49.5)

100	50	50	50	50	50	50	80.04
4	90	6 512285	8 512280	10 513275	12 513270	14 513266	16 514258
3	27	50	50	50	50	50	50
100	90	5 503285	7 503280	9 503275	11 504270	13 504265	15 504260
63	90	90	90	90	90	90	90
1	50	50	50	50	50	50	50
90	90	90	90	90	90	90	90
17	505255	18	92.99				



490298	10' R.O.W.	50	50	50	50	50	50
3	45.00	6 489284	8 489279	10 490274	12 490269	14 490264	16 491259
486297	45	50	50	50	50	50	50
2	90	5 482293	7 480279	9 481271	11 482263	13 481263	15 482258
477296	45	50	50	50	50	50	50
1	90	90	90	90	90	90	90
17	482254	18	491254				

FIFTH STREET (49.5)

100	50	50.0	50	50	50	50	50
4	6 466285	8 467273	10 467268	12 467263	14 468258	16 469253	
100	90	90.0	90.0	90	90	90	
2	45	5 458277	7 458272	9 458267	11 458262	13 459255	15
452296	45	50	50	50	50	50	50
1	90	90	90	90	90	90	90
16	469253						

SIXTH STREET (49.5)

50	50	20	80	100
6 444276	8 444270	10	12 444263	14 444254
90	90	20	80	100
3	20	80	100	
443289	208(S)	190(S)		
90	90	90	90	90
14				

14

# Proposed Porch Addition for: Hallagan Cottage

Pete Hallagan  
7579 Fourth Street  
Sodus Point, New York 14555  
585.704.6550

Architect:

**Daniel Pope Architect, PLLC**

59 Summit Street  
Fairport, New York 14450  
585.223.6495  
dpope15250@gmail.com



Building Department:

**Village of Sodus Point**  
8356 Bay Street  
Sodus Point, New York 14555  
315.483.9881  
Kevin Druschel: Code Enforcement Officer  
315.310.0534

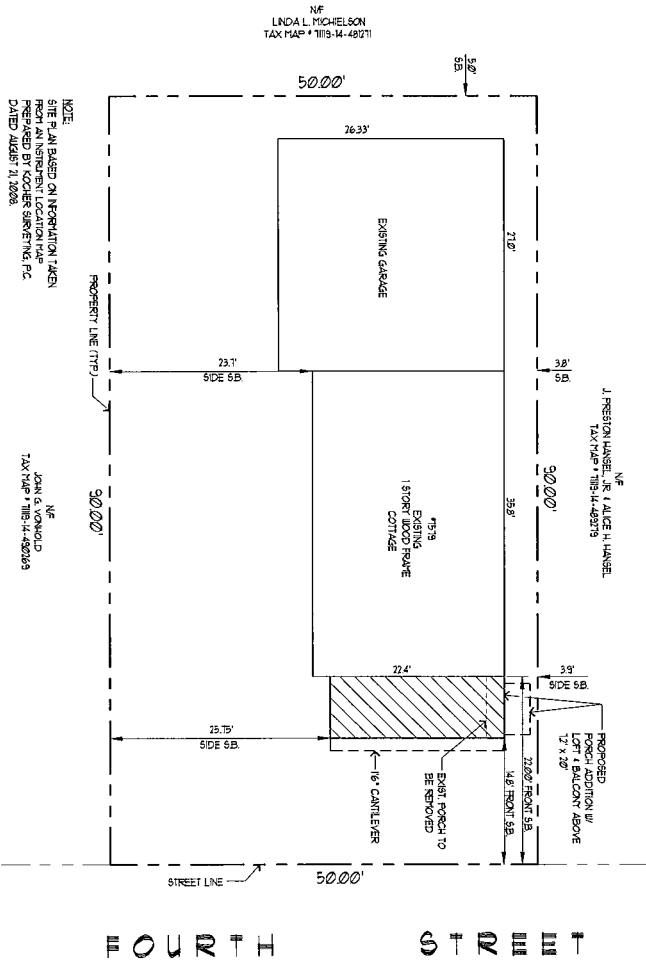
## Zoning & Property Info

Zoned: R: Residential  
Tax Map #1119-14-490274  
0.103 Acres

**MAXIMUM LOT COVERAGE = 30%**  
Existing Lot: 4500± S.F. @ 30% = 1350 S.F.  
Existing Building w/ Garage Footprint: 643± S.F.  
Proposed New Porch Footprint: 146± S.F.  
Total: 1789± S.F. = 39.7% Lot Coverage

**MINIMUM YARD DEPTH REQUIREMENTS**  
Under size Lot per code Ref. 190-15  
Front Yard: 25' Actual: 14.8'  
Side & Rear Yards: 10% Lot Width = 5'  
Actual Side Yards: 38' & 25.75'  
Actual Rear Yard: 5'-0"

**MAXIMUM BUILDING HEIGHT**  
2.5 Story 30'-0"  
Proposed Porch =



1 PROPOSED SITE PLAN 1" = 10'

REGISTERED ARCHITECT DANIEL POPE ARCHITECT PLLC 024331 STATE OF NEW YORK

REGISTERED ARCHITECT KEVIN DRUSCHEL 024331 VILLAGE OF SODUS POINT

CALLLED NORTH

HALLAGAN COTTAGE  
7579 FOURTH STREET  
SODUS POINT, NEW YORK 14555  
PROPOSED SITE PLAN

Daniel Pope Architect & Associates, Inc.

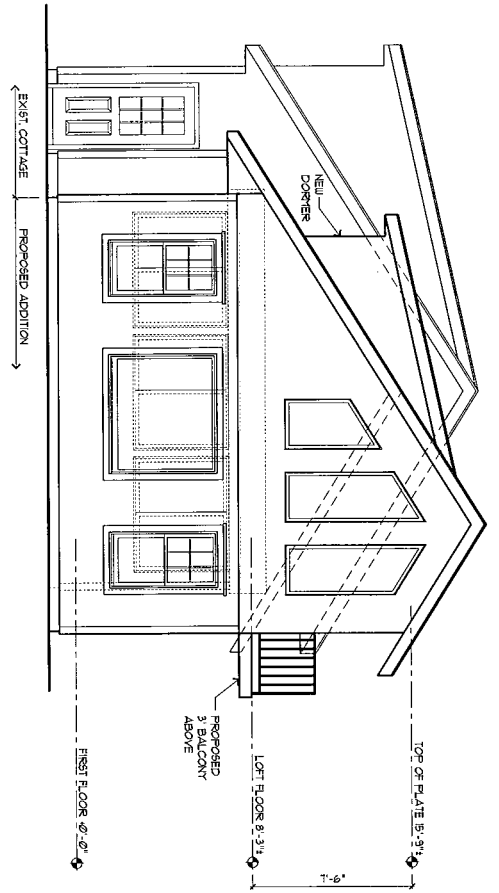
59 Summit Street  
Fairport, New York 14450  
585.223.6495

A0

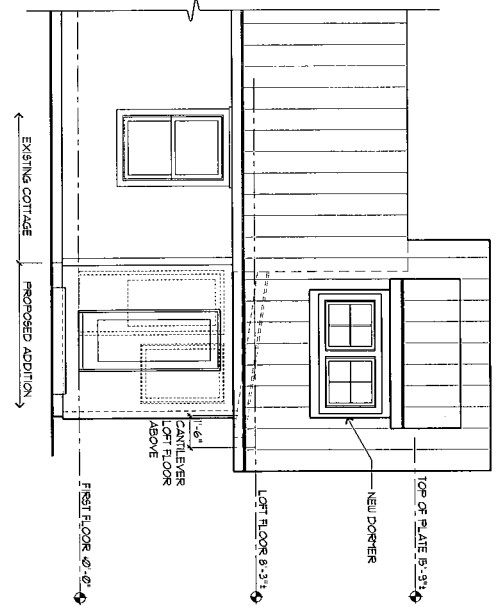
Scale: REVISIONS

22	D. POPE
22	DRAMA BY
223,2023	D. POPE
DATE	CHECKED BY
AS NOTED	

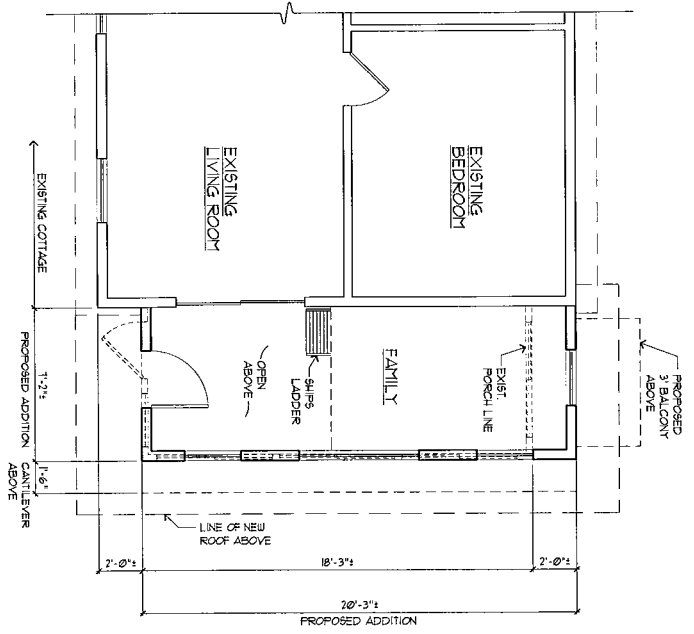
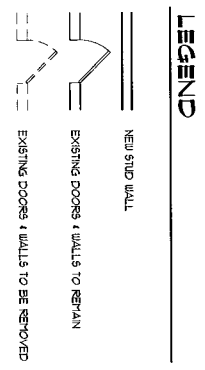
This set of drawings is an instrument of service and shall not be used for construction without the written consent of the architect. The architect shall not be responsible for any errors or omissions in these drawings or for any consequences arising therefrom. The New York State Education Law, Article 140, Section 1703.



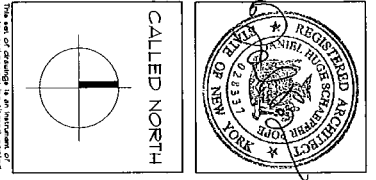
**3** PROPOSED EAST ELEVATION  
1/4"=1'-0"



**2** PROPOSED SOUTH ELEVATION  
1/4"=1'-0"



**1** PROPOSED FIRST FLOOR PLAN  
1/4"=1'-0"



**HALLAGAN COTTAGE**  
7579 FOURTH STREET  
SODUS POINT, NEW YORK 14555

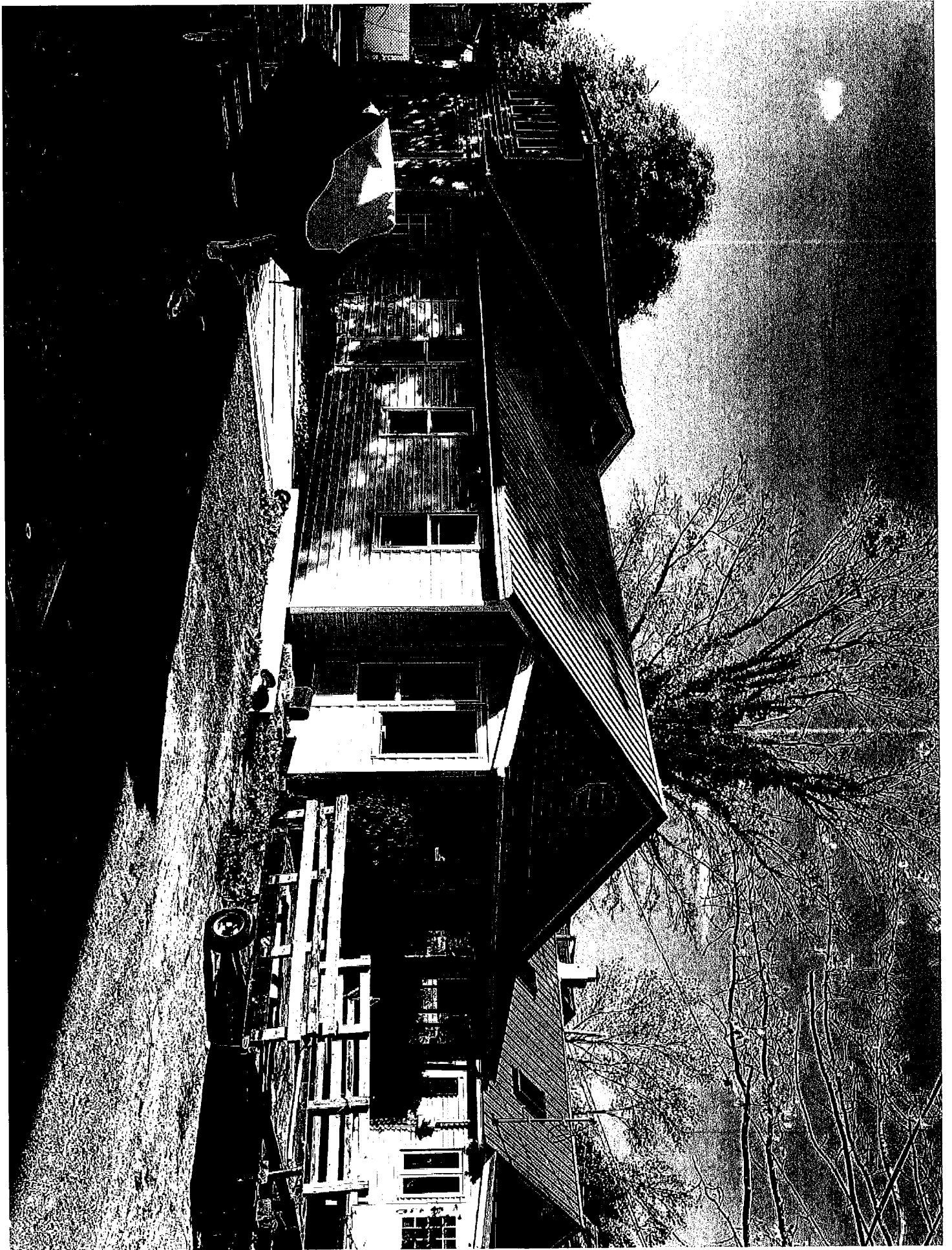
**PROPOSED FLOOR PLAN**  
**EXTERIOR ELEVATIONS**

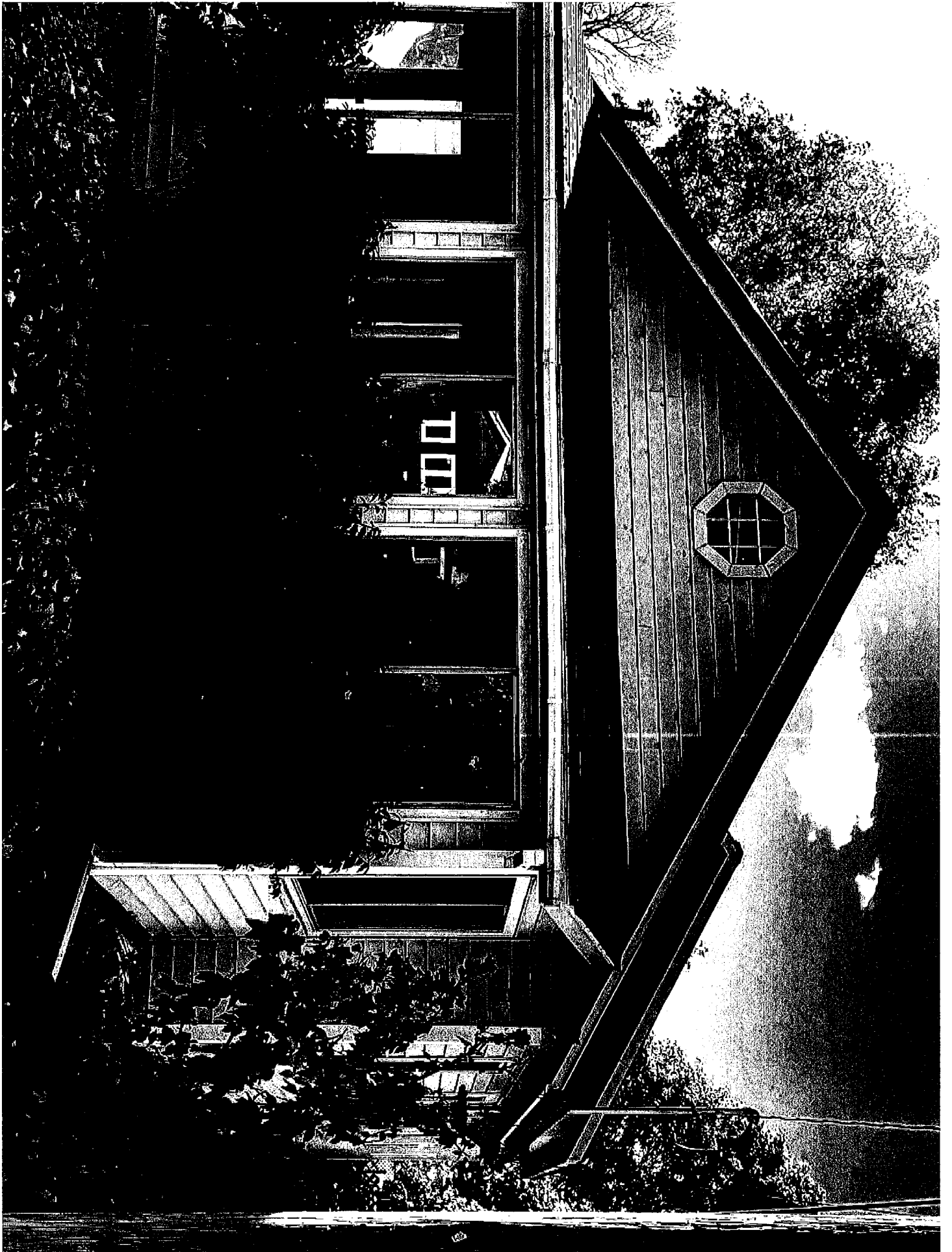
This set of drawings shall not be used for any other project without the written consent of the architect. The architect shall not be held responsible for construction methods, materials, or workmanship. The architect shall not be held responsible for any errors or omissions in the drawings. The architect shall not be held responsible for any changes or modifications to the drawings. The architect shall not be held responsible for any delays or cancellations of the project. The architect shall not be held responsible for any damages or injuries to persons or property. The architect shall not be held responsible for any claims or lawsuits. The architect shall not be held responsible for any other matters. The architect shall not be held responsible for any other matters.

22 NITRONNINA  
DATE 2/23/2023  
DRAWN BY D. FOFE  
CHECKED BY  
SCALE AS NOTED  
REVISIONS

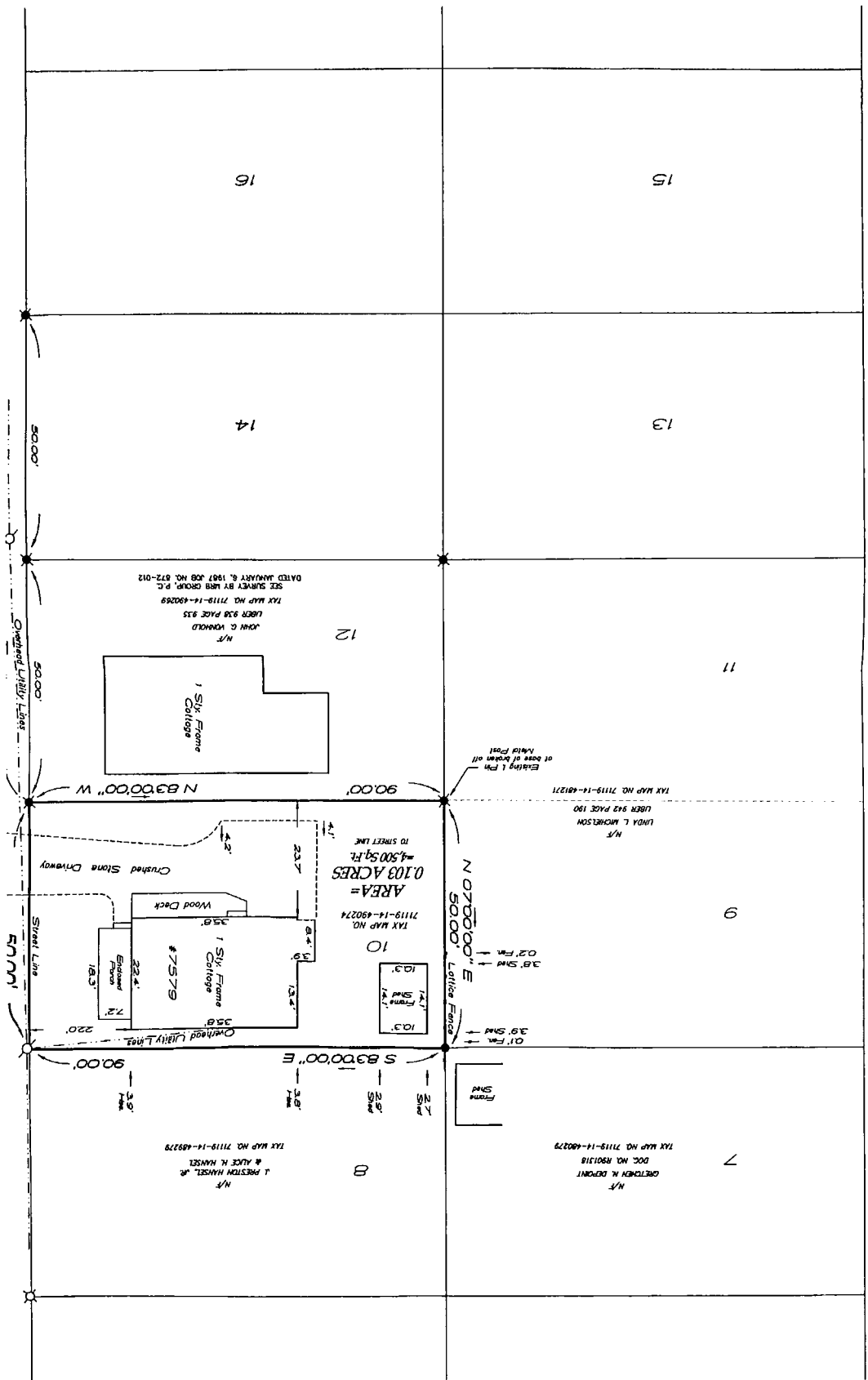
**A1**

Daniel Fofe Architect  
& Associates Inc.  
1400 West 10th Street  
Sodus Point, NY 14555  
Phone: 315.272.2482





# 5th STREET



Overhead Utility Lines

Street Line

Overhead Utility Lines

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4th ST STREET

Machison Boulevard (65)

PAUL E. KOCHER  
Surveyor  
New York  
1927

- LEGEND:**
- ✕ - DENOTES EXISTING IRON PIN
  - - DENOTES IRON PIN SET
  - ⊕ - DENOTES EXISTING IRON PIPE
  - ⊙ - DENOTES UTILITY POLE

**REFERENCES:**

**DEED:** MARLYN EGGERT AND RICHARD EGGERT TO ROBERT A. STORR AND NANCY L. STORR, HIS WIFE DATED OCTOBER 1, 1982 RECORDED IN THE W.C.O. IN LIBER 753 AT PAGE 112

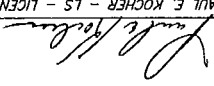
**ABSTRACT:** MONROE-GORMAN TITLE AGENCY, LLC ABSTRACT NO. 24888 LAST DATED JULY 24, 2008

**MAP:** LAKE-VIEW BEING A SUBDIVISION OF THE MRS. AUGUSTA B. PARSONS PROPERTY PREPARED BY WEEKS & KOHL, SURVEYORS DATED MAY 18, 1922 FILED ON MAY 25, 1922 IN THE W.C.O. AS MAP #51

**MAP:** SEE SURVEY BY HARRINISH & LOOKUP DATED APRIL 25, 1959 JOB NO. 59-631

**CERTIFICATE:**

WE, KOCHER SURVEYING, PC HEREBY CERTIFY THAT THIS PLAN WAS PREPARED ON AUGUST 21, 2008 FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED ON AUGUST 20, 2008 IN ACCORDANCE WITH REFERENCE MATERIAL LISTED HEREON

SIGNED: 

PAUL E. KOCHER - LS - LICENSE NO. 49686

CERTIFIED TO: 1. PETER HALLAGAN AND KRISTAN HALLAGAN  
2. JOSEPH G. INTERLICHIA, ESQ.

DRAWING ALTERATION

THE FOLLOWING IS EXCEPT FROM THE NEW YORK EDUCATION LAW ARTICLE 143 SECTION 7309 AND APPLIES TO THIS DRAWING.

"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER ANY ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

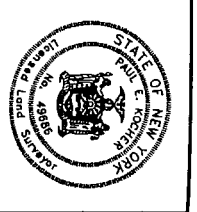
Project No. **NOB-130**

**Kocher Surveying, P.C.**

Formerly Hamish & Lookup Associates

116 West Miller Street  
Newark, N.Y. 14513

Phone 315-331-2800  
Fax 315-331-2445



Project Title: **PLAN OF LAND OWNED BY ROBERT A. & NANCY L. STORR**

LAKE VIEW SUBDIVISION - SECTION E  
BEING LOT 10 OF  
VILLAGE OF SODUS POINT  
TOWN OF SODUS  
NEW YORK

Drawn By: PEK  
Checked By: RCH  
Scale: 1" = 20'  
Date: 8-21-08  
Revision: