



## Planning Board (PB) Minutes, 12-19-22 Village of Sodus Point, NY

Members Present: Bruce Evener (Chair), Kathleen Berretta, Janine Fogarty, William Kedley, William McKee, Daryl Walker

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

B Evener asked attendees to sign in.

Others present: Scoty (zoom), Jennifer Evans (zoom), Jen Silva (zoom), Village of Sodus (zoom), Mark C (zoom), Rachel (zoom), Sharon (zoom), iPhone (zoom), Jean Hallagan

**Establishment of a Quorum:** A quorum 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. Chair Evener said the Chap 141, property maintenance, discussion will be moved to the Jan 2, 2023 PB meeting. Chair Evener also announced that *ad hoc* member Janine Fogarty would be voting in lieu of Kathy Berretta who is out of state.

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

**Review minutes from previous meetings:** 12-5-22 were reviewed and approved. Kedley-aye, Fogarty-aye, Walker-aye, McKee-aye, Berretta-abstained

**1. Preliminary Site Plan Review,** Rick Gilbert, 7569 8<sup>th</sup> Street, to construct a 30'x26'8" garage with living space above, 7'8"x9'4" front entry way, 10'x17' second story deck 10'2" from front property line where 25' is required and 10'1" from side property line where 12.5' is required allowing 35% lot coverage where 30% is allowed per plans. (CODE 190-49)

Neighbor to the N is 7585 Eighth St, neighbor to the W is 7580 Lakestones Dr, neighbor to the E is 7572 Eighth St, neighbor to the S is vacant.

Rick Gilbert said they needed more space in their dwelling as they plan to move to Sodus Point as their permanent dwelling. They spoke to builders who helped them with plans. They want a two-car garage and living space above. His motor home is currently parked there. Two bedrooms above and a balcony above with garage and mud room below. They will also insulate it. They will have a rented dock. Master bath downstairs. They have another place in the Thousand Islands. The house is currently a two bedroom, not heated or cooled. They will add air conditioning and insulation. They plan to do wood siding, low maintenance – it is not a real log cabin. Neighbors - Mark Ketcham said he would give a variance for a garage and the other neighbor agrees with the planned building as well. His wife teaches kindergarten locally.

Bruce Evener asked about variances. The person at Village of Sodus (CEO) said he would check into the variances. The CEO said it was 25 on the front. Rick Gilbert could park behind the home temporarily while work was commencing. Chair Evener invited the public to unmute and speak. No public comments were made. Mr. Kedley asked about the elevation for the first floor. Rick Gilbert surmised that it would be about 2 feet above the roadway in front. 250.01 said the CEO and he agreed that it would be about 2.9 above the road. He said it is up to the PB to determine if that was appropriate elevation for the proposed building. Rick Gilbert said they did not want to put the kitchen on the second floor. They did not want to elevate the whole building. The floor is at the top of the deck. The crawl space is 2 feet below the main floor. W. Kedley was concerned that the building is in the flood zone area. Ground water would come up above the sand. W McKee said he was concerned about the sight line at 25 feet at the right of way – there is no one to the south. Rick Gilbert said he couldn't go North or South because of the angle. The PB asked about the garage doors and angles for entry. Rick Gilbert said there was plenty of room to get the cars into the garage, he said the overhead views which the PB had are drawn to scale.

Chair Evener asked if there were any questions/comments from the PB or from the public. There were no further comments from the planning board members. Kathy Berretta made the motion to approve the proposed building work and pass the proposal to the zoning board. The motion passed unanimously.

Voting record:

Chair Evener-yea, Janine Fogarty-yea, Bill McKee-yea, Bill Kedley-yea, Kathleen Berretta-yea

**Old Business:** Chair Evener said the Chap 141, property maintenance, discussion be moved to the Jan 2, 2023 PB meeting.

**Motion to adjourn:** Motion to adjourn was made by Kathy Beretta, W McKee seconded, all in favor, the motion passed unanimously.

The meeting was adjourned by Chair Evener at 7:31 pm.

The next PB meeting will be January 2, 2023 unless plans change.