

Planning Board (PB) Minutes, 8-21-23

Village of Sodus Point, NY

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

Staff Present: Linda Youngman – Clerk (in person), Village of Sodus Point (Kevin Druschel) (zoom)

Others present: Robert Urrutia, Scott Dangle (zoom), John Maxom (zoom), Roger Brandt, Penny Shockley, Chip Bloomer, Richard Fasse, Phone 1, iPad 3, Stacy Cunningham, Daniel Pope (zoom)

Establishment of a Quorum: A quorum of 4 was established.

Announcements: Advertisement of the meeting was posted on the Village website and also posted at the Village of Sodus Point post office.

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

Review minutes from previous meetings: 8-7-23 minutes were reviewed - a few changes were suggested and these changes were made. Bill Kedley moved to approve, Kathy Berretta seconded, the minutes passed unanimously.

Final Site Plan Review, Sodus Marina, 7399 Route 14, to construct a 12,000 Square foot storage building. (CODE 190-49)

Sodus Marina spokesperson, John Maxom spoke. Chair Evener said that a super majority was not present so it could not be considered as submitted. Chair Evener said the proposal could be re-submitted if the storage building was situated to meet the required 25' setback. John Maxom said they wanted to re-submit. The CEO said the proposal could be re-submitted or re-considered but a supermajority would be needed. Chair Evener said he would like to see the drawings details, William Kedley agreed, Janine Fogarty agreed. Kathy Berretta said she would like to see the new proposal.

Chair Evener asked for a motion, Kedley asked if that was necessary. The CEO spoke saying a new application would need to be sent to the County but the PB could have a re-submit. Chair Evener and Bill Kedley said they would like to see it go back to the County. Fogarty thought it should be re-submitted to the County, Berretta thought an amendment to the application was advisable and should not be resubmitted to the county. Chair Evener said he would like a complete review in Sept from the County. Chair Evener said we do not approve the proposal as written and asked that the proposal be re-submitted to the County and made that motion. Kedley agreed, Fogarty agreed, Berretta did not agree.

Votes: Evener-aye, Berretta-nay, Fogarty-aye, Kedley-aye

Final Subdivision Review, Robert Urrutia, 7961 Lake Rd, to subdivide a 200 x 225 parcel, 1.154 acre of land from residential parcel per mylar plat for future construction (CODE 190-50) Robert Urrutia said they proposed to subdivide a 200 x 225 parcel as it made more sense than 210 x 210. They passed out a new map to the PB. Kedley moved to approve the application for a subdivision of 200 x 225. Fogarty agreed. The motion passed unanimously. The maps were collected so they can go to the County with permanent ink mark ups. The CEO said the County's reviews are going somewhat slowly these days.

Votes: Evener-aye, Berretta-aye, Fogarty-aye, Kedley-aye

The Public is invited to observe,

Preliminary Site Plan Review, Robert Urrutia, 7961 Lake Rd, to construct a 1750 square foot single family residential structure per plans. (CODE 190-49)

Robert Urrutia said they plan to construct a 1750 sq ft single family residence on the property. The garage and driveway were entered on the side but elevations made it so they have to be on the W side. Fogarty, Kedley and Berretta had no concerns. There were no public comments, either in person or on zoom. Fogarty moved to accept the application as submitted, Kedley seconded, the motion passed unanimously.

There was some additional discussion about trees in the area. Dead trees and small trees under 6 inches should be fine for removal. There may be one tree that needs to come down to make room for the driveway. Robert Urrutia said they wanted to keep as many trees as possible removing only a corridor of trees for the driveway.

Votes: Evener-aye, Berretta-aye, Fogarty-aye, Kedley-aye

Preliminary Site Plan Review, Penny Shockley, 7539 N. Fitzhugh Street, to construct a 930 square foot single story addition per stamped plans. (CODE 190-49)

Penny Shockley and Chip Bloomer spoke saying they want to construct a 930 sq ft single story addition to their existing house. Daniel Pope was on zoom. Dan said they are proposing a master bedroom suite at 7539 N Fitzhugh St. They prepared some floor plans but the one submitted is what they ended up with. A master bedroom and family room would be added on the N side and back of the house. This would be all single story, there would be no setback or lot coverage issues.

Chair Evener asked if the new siding would match with existing. Chip said it would match as much as possible. The PB looked at the plans and had no questions. Chair Evener said it looked like a nice addition. The bushes would be staying – Penny said they are co-owned by them and their neighbor (Linda Youngman) but this is not certain. Chip mentioned that their neighbor does all the trimming of the bushes. The addition would permit them to age in place. There would be some demolition – the sun porch needs to be removed on the N side to permit the master bedroom. Penny asked if approved, how long do they have to begin building – they don't plan to start until next year.

Dan Pope said the addition would be 930 sq ft. Berretta motioned to approve 930 single story addition, Kedley seconded, the motion passed unanimously.

Votes: Evener-aye, Berretta-aye, Fogarty-aye, Kedley-aye

Preliminary Site Plan Review, Scott Dangle, 8257 South Shore Rd, to construct a 22'x28' garage on existing footprint with a 616 square foot 2-bedroom apartment where 800 square feet is required. (CODE 190-17, 190-49)

Scott Dangle spoke saying he wants to construct a 22 x 28 garage on existing footprint with a 616 sq ft 2-bedroom apartment where 800 sq ft is required. Kedley asked about water issues since Scott Dangle said there had been water damage. Scott said they wanted to raise the building up higher. Kedley asked if there had been an evaluation of the existing slab to ensure it would be sufficient. He said they would do an evaluation and they may have to put in other footers to ensure appropriate foundation. Scott Dangle said the county had said some money for drainage might be coming in.

Chair Evener said he was concerned that the apartment would be sub-standard in size. He is concerned that someone may want to sub-divide this off and the apartment would be sub-standard. Kedley asked about the footage for the property. The CEO said he would investigate. Kedley said the requirement for 2-bedroom is 800 ft and Mr. Dangle does not meet this. He asked if Scott Dangle would consider moving to a 1-bedroom. Scott Dangle said he wanted to stay with the current plan. Kedley said the area is very tight, he said a good size truck cannot fit there. Scott Dangle said they've had 3 cars there many times. Bill McKee sent a concern saying he thought the area was very tight. The CEO said the lot coverage is at 80% right now. One bedroom only requires 675 sq ft.

Chair Evener said he thought it was more appropriate at 1-bedroom. It would increase the number of cars there also. Chair Evener asked if Mr. Dangle wanted to rent out the apartment as a STR, short term rental– Mr. Dangle said no. They wanted the extra bedroom for guests who are visiting. Berretta agreed with Bruce Evener on it being 1-bedroom. Kedley said the existing structure is only 2 ft off the other property lines. It is on one of the lowest spots on Sodus Point. Mr. Dangle said he wanted to raise it at least 10 inches. Kedley suggested he talk to architects about improving drainage at the rear of the property. Mr. Dangle said there were garages near the existing property.

Berretta asked if there were gutters on the house and garage – Mr. Dangle said no. He said he could put in gutters if that's what the PB recommended. Fogarty had no further comments. There were no public comments. Kedley asked if Mr. Dangle would consider 1 bedroom rather than 2 bedroom. The CEO said the motion should be for 1-bedroom. Kedley motioned to approve the space above the garage as a 1-bedroom apartment only, and recommend it to the ZB to not be a 2-bedroom. Fogarty seconded, the motion passed unanimously.

Kedley asked if Mr. Dangle needed to submit a new drawing as a 1-bedroom, rather than 2-bedroom, for consideration by the ZB. The architect could revised the drawing for consideration by the ZB.

Votes: Evener-aye, Berretta-aye, Fogarty-aye, Kedley-aye

Old Business: none

Motion to adjourn: Motion to adjourn was made by Fogarty, Kedley seconded, the motion passed unanimously. The meeting was adjourned by Chair Evener at 7:55 pm.

The next PB meeting will be August 22, 2023 unless plans change. After that, it will be Sept 5.