

Planning Board (PB) Minutes, 8-22-23

Village of Sodus Point, NY

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

Staff Present: Linda Youngman – Clerk (in person), Village of Sodus Point (Kevin Druschel-CEO, code enforcement officer) (zoom)

Others present: Bud (Ira) Bristol, Joe Vater, Ryan Cowley, Village of Sodus Point, Terry Vanderwall, John Graziose, iPad 3,

Establishment of a Quorum: A quorum of 3 was established.

Announcements: Advertisement of the meeting was posted on the Village website and also posted at Wayne Times.

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

Review minutes from previous meetings: No minutes to review

Final Site Plan Review, Geber Homes, 7071 Bayview Drive, to construct 1814 square foot house per stamped plans. (CODE 190-49)

Joe Vater spoke saying they bought a property in 2009 which they sold. They now want to build near the golf course, single family home and 2 car garage. The plans have been the same as submitted previously. Kedley and Fogarty had no questions. Fogarty made the motion to approve the site plan review, Kedley seconded, the motion passed unanimously.

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

Final Site Plan Review, Ryan Cowley, 8526 Greig Street, to construct a 5'x58' permanent dock (CODE 86-11, 190-49)

Ryan Cowley spoke saying he wanted to construct a 5x58 ft permanent dock. The ZB made a determination that the portion extending from the boathouse was an existing second dock. They also determined that 16 ft within the boat house would be part of the total length of the dock if the extension were approved. Kedley asked if Kevin had determined the history of the first dock. The CEO did not discover any history before 2004. Ryan said the house was built in 1997 but he doesn't have further knowledge of the history.

Kedley asked about the eastern dock wondering if the 1st dock was in existence before. He said that 150 ft of frontage was required for a second dock. He was concerned about setting a precedent by the PB approving a second permanent dock. It is not clear if the second dock was grandfathered in. Fogarty was also concerned about approving a second dock as there are many docks in that area of Grieg St. Kedley said docks could be constructed with a permit.

Ryan Cowley said they already had two docks. The CEO said docks could be 60 ft. Chair Evener

asked about the clearance from the house. Kedley asked about an existing second dock, it would not be regarded as a variance. Chair Evener said it was under 60 ft total. Kedley asked what the ZB had determined. The ZB made the motion to accept the dock length from the waterline. Fogarty asked if there was a dock monitor – the CEO said it was him. If docks are in violation, the CEO issues a violation letter.

Based on the ZB determination that the existing structure is a dock and the 2 docks pre-existed the current code as pre-existing and non-conforming structures, Chair Evener motioned to approve the 5x58 dock from the shoreline, Kedley seconded, Fogarty approved, the motion passed unanimously.

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

Final Site Plan Review, Ira Bristol, 7115 Central Ave, to construct an 18'x36' pole barn (CODE 190-49)

Doug (Ira) Bristol said they would keep the pole barn exactly as it was. The ZB asked him to move the pole barn from 5 ft off the line (Carlyle side) and 3 ft on the Village side (east). Fogarty motioned to accept the revised proposal, Kedley seconded, the motion passed unanimously.

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

Final Site Plan Review, Terry Vanderwall, 8623 Greig Street, to construct a 47.83'x29' residential structure with a 23.50' x15' garage (CODE 190-49)

Terry Vanderwall said nothing had changed with his proposal. This proposal has already cleared on variance with the ZB. No questions from the PB. Setbacks should be as approved by ZB. The existing structure would be demolished and the new structure with the setbacks as approved by the ZB. Fogarty made the motion, Kedley seconded, the motion passed unanimously.

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

Old Business: none

Motion to adjourn: Motion to adjourn was made by Kedley, Walker seconded, the motion passed unanimously. The meeting was adjourned by Chair Evener at 7:24 pm.

The next PB meeting will be September 5, 2023 unless plans change.