



Planning Board (PB) Minutes, 10-2-23 Village of Sodus Point, NY

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

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

Others present: Scott Dangle, Charles Straubing, Mike Collins, Zoom user (zoom), Carly (zoom), Corrie Infantine (zoom), iPhone (6) (zoom), Hedy Swift (zoom), Daniel Pope (zoom), Pamela Tobin (zoom), David (zoom), Joanne (zoom), Scott Johnson (in person), Nichola Knatoukis (in person), Rich and Karen Ashnault (in person)

Establishment of a Quorum: A quorum of 3 was established with four full time members in attendance.

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: Minutes from 9-18-23 were reviewed, edited and approved. William Kedley motioned to approve, William McKee seconded, the minutes were approved.

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

The Public is invited to observe

1. **Final Site Plan Review, Thomas Infantine**, 7568 Sixth Street, to construct a 1590 square foot single family structure. (CODE 190-11)

Carly Infantine and Thomas Infantine spoke saying the plans were as originally submitted. They have not started demolition yet. They will be working with a builder. Fogarty asked if the zoning board had approved – Chair Evener said yes, they had. No questions from Kedley or McKee. Kedley motioned to approve the submitted plan, Fogarty seconded, the motion passed unanimously.

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

2. **Final Site Plan Review, Scott Dangle**, 8257 South Shore Rd, to construct a 22'x28' garage on existing footprint with a 1-bedroom apartment above. (CODE 190-49)

Scott Dangle spoke saying the zoning board had approved at 1-bedroom rather than 2-bedroom. Kedley asked if the drawings had been re-drawn and Chair Evener said they had. Chair Evener said the ZB had approved the 1-bedroom plans. Fogarty motioned to approve the plan as currently drafted, Kedley seconded, the motion passed unanimously.

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

The Public is invited to speak

1. **Preliminary Site Plan Review, Charles Straubing**, 8506 Greig Street, to construct a 50'x36' building on existing footprint. (CODE 190-49)

Mike Collins said he wanted to refer to the drawings – they want a permit to put up the structure, they are unsure of liquor license yet but want permission to construct a shell, foundation, framing, roof, etc. Chair Evener said he could not apply for a liquor license until there was not a building – he needs a shell. Charles said he will apply for a liquor license with the built shell and later he will come back to the PB to plan the interior structure of the interior and present his business plan. McKee asked if there would be electric and plumbing – Charles said they would not have electrical outlets but the plumbing that will be in the concrete floor will be installed. There will be sufficient building to protect from the elements. There were no further questions from the PB.

Charles Straubing spoke saying he would run the future bar/lounge. They will do beer and wine, liquor to be decided, they will have sandwiches, light menu, good music. Chair Evener asked for public comments – no public comments.

Chair Evener asked if someone would make a motion to approve the shell. Fogarty motioned to approve the plan for a shell to be established, Kedley added the approval should be drafted with the understanding that development of further plans will be submitted to the PB before being implemented, Kedley seconded, the motion passed unanimously.

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

2. **Preliminary Subdivision Review, Scott Johnson**, 7001 Bay View Drive to subdivide a 150'x150' plot of land from existing lot creating a .516 acre building lot for future construction. (CODE 190-50)

Scott Johnson spoke saying he previously spoke to the PB. He wants to subdivide a plot of land from the existing lot to create a 0.516 acre building lot for future construction. He has 2 children, one grandchild on the way. Kedley said it was a great neighborhood. Evener said it was a great location. Chair Evener opened for public comment. No public comments.

Kedley motioned to approve the subdivision as planned on Bay View Drive, Fogarty seconded, the motion passed unanimously. The CEO said the plan needs to come back to the PB on Nov 6.

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

3. **Preliminary Site Plan Review, Richard Ashnault**, 8397 South Shore, to construct a 1778 square foot print 2 story single family structure per plans (CODE 190-49)

Richard Ashnault's representative spoke saying they will construct a 3-bedroom single family home on the existing lot. Chair Evener said he reviewed the plans and he was satisfied with the plans. Kedley was also satisfied. McKee had no questions. Chair Evener opened for public comments. No public comments

Kedley motioned to approve the construction of the 2508 sq ft new single family house, Fogarty seconded, the motion passed unanimously. Chair Evener said this will not have to go to ZB.

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

4. **Preliminary Site Plan Review, David Tobin**, 8553 Greig Street, to construct a 48'x32' single family structure with a 20'x20' garage 5' from side property line where 7.2' is required. (CODE 190-11, 190-49)

Daniel Pope spoke for the Tobins saying the construction would be a 1 ½ story cottage, 27 ft high, with a master suite, 3-season room, garage with breezeway between. The garage would be 20x24, not 20x20 as drafted. The setback on the E side would be 5' rather than 7.2'. Chair Evener asked if the property would be winterized – Daniel Pope said yes. Chair Evener asked if it would be a private residence or rental – Mr. Tobin said it would be a private residence.

Chair Evener said he would prefer the breezeway to be shrunk slightly to 4'10 which would give 1 extra foot for the setback. Dan Pope said they were trying to avoid that as there is only 6' clearance on the sides. Also, the entry needs to be made more visible. They are considering nooks and cubbies in

the breezeway space which they could not do if it is made smaller. McKee asked could they move the whole structure to the W which would give more space. Dan Pope said it was a possibility but they would have to ask for variances on both sides. 7.2ft on W, 5ft on E. The lot is 69ft.something. Chair Evener asked the CEO to confirm who confirmed that it was an undersized lot. Dan Pope said they worked on the mathematics on the lot. Dan Pope reiterated that it would be 5' setback where 7.2' is required. Fogarty asked if they had gotten feedback from the neighbors – they said they had no feedback.

Kedley asked if they could move the entire structure to the S, right now it is near the waterfront – such a shift would give more waterfront view. Mr. Tobin said they would consider. Kedley said it was a nice plan, nice lot. Chair Evener opened for public comment – no public comments. Kedley motioned to approve the plan with a 24ft garage with the provision but the entire structure be moved 1-2 ft to the S to give more waterfront, Fogarty seconded, the motion passed unanimously. Chair Evener said we would see them again in November.

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

Other Business: Chair Evener asked PB members to keep their training up to date. Fogarty said she was nearly complete with her training.

Motion to adjourn: Motion to adjourn was made by Fogarty, Evener seconded, the motion passed unanimously. The meeting was adjourned by Chair Evener at 7:43 pm.

The next PB meeting will be October 16, 2023 unless plans change.