

Planning Board (PB) Minutes, 9-6-23 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: Larry Van Gee, Matt Nowak, Thomas Infantine, Steven Taylor, Phone 1, Phile Leone, iPad 3, Corrie and Tom, John Graziose, Pete and Hedy,

Establishment of a Quorum: A quorum of 3 was established with three 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 7:00 pm.

Review minutes from previous meetings: No minutes to review

Preliminary Site Plan Review, Larry Van Gee, 7533 John Street, to construct a 15' x 30' lean-to style garage 11.5' from side property line where 12.5' is required and construct a 8' x 20' deck 17' from front property line where 25' is required allowing 35% lot coverage where 30% is allowed. (CODE 190-11, 190-49)

Larry Van Gee wants to build a 15' x 30' lean-to style garage and a 8' x 20' deck closer to the road than permitted. Chair Evener said this would still have to go to zoning. Kedley confirmed the location of the garage. Larry Van Gee said the front section of the garage would be open. Kedley confirmed there would be an overhead door on the garage. The PB asked Larry Van Gee to confirm the location and dimensions on the submitted drawings. Fogarty asked about the location of garbage cans. Chair Evener asked about the siding – would it match the rest of the house – Larry confirmed that it would.

No other questions from the PB. Chair Evener opened it for public comment. Phil Leone said he supported the Van Gee application. Chair Evener closed public comment. Kedley motioned to approve the lean-to garage and deck as submitted to the PB, Fogarty seconded, the motion passed unanimously.

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

Preliminary Site Plan Review, Matt Nowak, 7992 Lake Rd, to construct (8) 24' x 34' 2-bedroom cabins creating a campsite where campgrounds are not approved in a residential district. (CODE 190-8, 190-49)

Matt Nowak spoke saying they have two lots on the Lake Rd . They decided to build eight 2-bedroom cottages on the proposed campsite that could be rented for weddings, etc. The PB members said the pictures of the proposed cottages looked nice. Chair Evener said he thought the lots had sold, Matt said that lot 7 had sold as well as other lots. Matt said he did not think the other lots would cause problems. They do not plan pools, etc. Fogarty asked about fire pits –

Matt said yes but he did not think it would cause a problem. Kedley asked if a change in zoning would be required. Kevin Druschel said it would be a use variance and said they would go with the life of the property.

Kedley said it would represent a real change in use from strictly residential properties. Matt said there is a RV park and mobile homes nearby. Chair Evener asked if they would keep the trees up front – Matt said yes, he wanted to isolate as much as possible. Chair Evener asked about drainage – Matt said the builders would address. Fogarty asked about the property across the street – Kevin said it is zoned residential, despite there being the Boy Scouts and Masons campgrounds. Kedley said it would be important to have the plans with restrictions in the submission to the ZB. Fogarty confirmed there would be public water and sewer – Matt said yes. Kevin said there is a plan for a kitchen and bathroom, 8 units total.

Chair Evener opened the case for public comment. Maria Martinez was concerned about people coming in near her property. She is a local business owner. Also, she said from her house, she is concerned about new residences being built on the lot. Assessments of lots are for fair market value, Kevin confirmed, and he did not think it would affect the value of Martinez's property. Chair Evener said he would check on the values of properties near Rita Martinez's property with the Sodus Point assessor.

Phil Leone said he would never buy a property if there was a different use on a nearby property. Chair Evener said it would be that ZB's determination. Chair Evener said each case must be considered separately. There were no additional comments, public comment was closed. Kedley asked if the case needed to go to the County – Kevin said it might not fall into that. Chair Evener said the case could go to the County and they could determine further. Fogarty motioned to accept the 2434 2-bedroom cabins creating a campsite where campgrounds are not approved in a residential district, Kedley seconded, the motion passed. Chair Evener motioned that the case be approved with no more than 8 total structures, Kedley seconded, Fogarty voted nay.

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

Preliminary Site Plan Review, Thomas Infantine, 7568 Sixth Street, to construct a 1590 square foot single family structure (owner occupied) which will be the second residential structure on the property allowing for 32% lot coverage where 30% is allowed. (CODE 190-8, 190-11, 190-49)

The Infantines merged their lots on Fifth St. They want to build on the empty portion of their property. Their son will live in the existing cottage and they will build a Gerber home next to the cottage where they will live. The cottage will be winterized. Chair Evener said the property looks nice but asked about sub-dividing. The Infantines said they do not plan to sub-divide. Fogarty asked about one garage for both houses – the Infantines said the garage would be shared and the driveway would be shared also. They do not plan to rent out either.

Kedley asked about the side setback between the two properties. Kevin confirmed it is a full-sized lot. Kedley asked again about the garage location – he said it would be an attached garage. John Infantine spoke saying it would be attached and shared. Chair Evener said his concern is for future uses and potential for sub-division at a later date. The Infantines said it is a family lot and they have no plans for sub-division. Chair Evener opened it for public comment. Phil Leone said he lives near the lot and the Infantines are great people and he supports their application.

Fogarty made the motion to accept the plan for 1590 sq ft property family residence, Kedley seconded, the motion passed unanimously.

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

Preliminary Site Plan Review, Steven Taylor, 8269 Lake Street Ext, to construct a 24' x 24' 2 car garage 0' from front property line where 25' is required allowing a structure 10' tall where nothing over 2' is allowed within 50' of corner site line. (CODE 190-11, 190-22(f), 190-49)

Steven Taylor spoke saying he wants to build a 24 X 24 ft 2-car garage 0' from the front property line where 25' is required and a 10' tall where nothing over 2' is allowed. He said it is always windy in his area. The property is their primary residence. He said the builder helped them to plan the garage location and size. Steven said the location is the one decent site that they have available. Kedley asked about the existing block wall – Steven said they are removing part of that wall. Chair Evener said it looked like a previous garage wall. Steven said he had no idea of what was there previously. Kedley asked about the site of the garage asking couldn't it be located more to the S? Steven said the builder and he considered many locations for the garage but this location seemed the best for pulling into the garage. It will be a private drive.

Steven said his neighbors are happy with him. Kedley asked about the look of the garage with the house – he confirmed that the house and garage will not be connected. Chair Evener said the old block wall should be removed. Steven said some of the block wall is acting as a retaining wall and would stay. They will remove the shed as per the submitted drawings. Steven said in future they want to build an enclosed porch and patio to make their residence look more like a normal house. Chair Evener asked if they would match the garage siding to that on the house – Steven said yes. Chair Evener asked about windows in the garage – Steven said that would be determined. Chair Evener suggested they have at least two windows.

Fogarty had no further questions. Kedley said a corner clearance perspective, he wondered if the garage could be located more to the West and more squared to the house. Steven said it would not be possible due to other obstructions on the property. Steven said they located the garage as per the plan after considering many other sites. Chair Evener opened it for public comment. Fogarty motioned to approve the 24X24 ft garage, Kedley seconded, the motion passed unanimously. The case will go to ZB on the 11th.

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

Motion to adjourn: Motion to adjourn was made by Fogarty, Kedley seconded, the motion passed unanimously. The meeting was adjourned by Chair Evener at 7:49 pm.

The next PB meeting will be September 18, 2023 unless plans change.