



Planning Board (PB) Minutes, 11-20-23 Village of Sodus Point, NY

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

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

Others present: Village of Sodus Point (zoom), Phone 1 (zoom), Daniel Pope (zoom), David Tobin and his partner (in person). PS, iPhone (3), Scott Johnson (zoom)

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

Review minutes from previous meetings: Minutes from 10-16-23 were reviewed, edited and approved. William McKee motioned to approve, William Kedley seconded, the minutes were approved.

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

The Public is invited to observe:

1. **Final 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)

The Tobins spoke reporting that their application for a variance to 5' on the side setback had been reviewed and approved by the ZBA. Daniel Pope also spoke on their behalf wanting to confirm that the plans also include construction of a 28' x 12' sun porch located at the north end of the house. Overall, the house will be approximately 60' x 32' including the sunporch. Mr. Pope also noted that the drawings provide for a 24' x 20' garage. The house would be a 2 ½ story cottage with a small upper porch/balcony. Final details of the upper balcony need to be detailed in the plans.

Chair Evener said the PB normally asks for design details to be finalized before final approval. Chair Evener suggested the PB would give provisional approval tonight for the plans that have already been submitted, subject to Dan Pope giving the final plans and a complete set of drawings to Kevin for his review and approval. Bill Kedley also suggested that approval would be conditioned on no further exterior changes being made. Dan Pope assured the PB that the footprint is as given in the detailed plans submitted, and would not change. Bill McKee asked for dimensions on the balcony - 8 ft

X 8 ft roughly Dan Pope said. Dan Pope said there would also be gables and a slight overhang but it would be as pictured in the submitted plans.

Bill Kedley motioned to approve the plans as submitted with final plans to Kevin for his final review ASAP, Bill McKee seconded, the motion passed unanimously. The Tobins thanked the PB.

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

2. **Fence Review, Scott Johnson**, 7001 Bayview Drive, to construct a 54" tall fence around swimming spa area where 4' is allowed with Planning Board approval. (CODE 190-22(g), 121-4)

Scott Johnson spoke saying he wanted to construct a 54" tall fence around a spa swimming area. The fence would be metal posts with metal rails and metal pickets. Chair Evener reminded Mr. Johnson that the application would need to go to Zoning next since it is taller than 48". Scott said OK. McKee asked if the pool would be heated – yes, it will be heated. Kedley asked about the trapezoid area at far end of the pool deck – Scott said it would be a gazebo.

Kedley motioned to recommend approval of the 54" fence as submitted in the drawings to the Zoning Board; McKee seconded, the motion passed unanimously. Scott Johnson thanked the PB.

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

Other Business: Chair Evener reported that he would be following up on the letter that was recently sent to Brandon Martin regarding the Tidesides commercial parking lot, to establish a timeline for getting the work done before next summer, as discussed at the last PB meeting.

Code Section 141 - Chair Evener asked PB members to review the latest draft of proposed changes to Code Section 141 – Property Maintenance. Members were asked to send any suggested changes to the code revision draft to Chair Evener for his review and incorporation into the final draft before sending them to the Village Board for their review. Chair Evener reminded PB members that Village Trustees had recommended elimination of the permit process for dumpsters when they had previously reviewed the draft changes. It was suggested that the deadline for PB members to suggest any changes to the final draft be no later than November 15th.

Chair Evener reminded PB members to keep their training up to date, noting that any hours in excess of the annual requirement may be carried over to the following year.

Motion to adjourn: Motion to adjourn was made by Kedley, Evener seconded, the motion passed unanimously. The meeting was adjourned by Chair Evener at 7:26 pm.

The next PB meeting will be December 4, 2023 unless plans change.