



## Planning Board (PB) Minutes, 4-1-24 Village of Sodus Point, NY

**Members Present:** Bruce Evener (Chair), William Kedley, William McKee, Janine Fogarty, Mark Costich (zoom), Kathy Berretta

**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), iPad (2) bob, Jen (zoom), Kathy's iPhone, Sodus Bay Jr Sailing Club, Christianna Wood (zoom), Scoty (zoom), Kevin (zoom), matthew's iPhone (zoom)

**Establishment of a Quorum:** A quorum of 3 was established with six members in attendance.

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

**Call to order:** The meeting was called to order by Chair Evener at 7:00 pm.

**Review minutes from previous meetings:** Minutes from 3-18-24 were reviewed, edited and approved. William McKee motioned to approve, William Kedley seconded, the minutes were approved.

Votes: Evener-aye, McKee-aye, Kedley-aye, Costich-aye, Fogarty-aye, Berretta-abstain

The Public is invited to observe

1. **Preliminary Site Plan Review, Rick Gilbert, 7569 8<sup>th</sup> Street** to construct a 22.5'x14.3' second story deck allowing 32% lot coverage where 30% is allowed 6.1' from north property line where 12.5' is required with a 19x14 lower deck (CODE 190-11, 190-49)

Matthew spoke saying they wanted to construct a second floor over their step-down area (a two-tiered deck). He said it would not obstruct anyone else's views. The patio is a step down from the shed. Matthew said it would be very close to the shed. Fogarty said this was not according to the plans submitted. Matthew said it would be near the peak of the shed. Matthew said it would be 19ft, McKee said it would be 3 ft, Matthew said it would be 3 ft from the shed. Chair Evener asked if it would have a roof over it, Matthew said yes. Fogarty clarified saying the covering would be over the patio. Kedley said there would be two levels, a couple of steps down from the current deck. There would be a glass railing from the top. The upper deck is not attached to the house but it is attached to the deck. Fogarty asked if it would be attached to the shed, Matthew said no, it would not. Kedley asked if you came out from the east, there appears to be a 3 ½ ft by 14 ft rectangle, Matthew said he was not clear what it would be. Kevin Druschel said it would be the overhang from the shed. The second story deck would be 2 ½ ft longer than the lower deck. Kedley asked if the entire upper deck

would have a covering or would it be exposed to the elements. Matthew said there would be a covering but water would be shed away by the covering. Kedley asked if the narrow area with the lines was a stairway, Matthew said yes, it would be a stairway. Berretta asked the height of the deck, Matthew said it would be about 10 ft. There would be no cover on the second-floor deck, there would be a glass railing around the deck. Kedley asked if there would be a second level of deck near the house, Matthew said no. Evener asked Kevin Druschel if he had plans for all of this building with dimensions. Kevin said that would follow the PB approval of these preliminary plans. Chair Evener said that Kevin would need the plans with dimensions before building could start.

Costich asked if they are asking for variance relief as a hardship, Matthew said he did not think others could have obstructed views from the building of the two-story deck. Kedley said the shed could be moved slightly to the south to remove the hardship distance as a problem for granting this variance. Costich said the deck would be fairly large (265 sq ft) and he thought the coverage for this small lot was significant. He added that it would be helpful to have all of the information on one drawing for the PB to consider. Matthew said they could submit more plans with better dimensions.

Fogarty asked if the stairs would be attached to the deck. Berretta asked if this was the house that they are putting the addition on. Matthew said he would submit plans with the full dimensions. Evener said the picture makes it look like the 2<sup>nd</sup> story deck would be attached to the house. McKee asked if there was really a need for the shed, Matthew said they did not have much storage space and they really needed the shed. Matthew said they could relocate the shed so the 2<sup>nd</sup> story deck could be slightly moved also. McKee said the shed should be moved to the S with the doors moved around, then you might have about 15 ft of clearance and you would have more options with location of the deck. Matthew said he could talk to the owners to see if they were OK with relocating the shed and slightly moving the 2<sup>nd</sup> floor deck so they would not need a variance.

Evener asked for a motion. The case was opened for public comment. Christianna Wood had no comment. William McKee recommended that we refer to zoning (ZB) to have the owner relocate the shed and 2<sup>nd</sup> story deck aligning it NS instead of EW, Kedley seconded, the motion passed unanimously. Chair Evener asked Kevin when the ZB would meet next, Kevin replied that it would be the following Tuesday. Kevin asked if the PB wanted information sent to the ZB about the relocation of the shed and deck so it would be closer to and compliant with the existing distances and meet the variances. Kedley said he thought it would be helpful to the ZB, Evener agreed.

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

**2. Preliminary Site Plan Review, Review, Christianna Wood, 8429 Sill Shore Rd, to construct a 4'x40' permanent dock per DEC Permit. (190-49)**

Christianna spoke saying she wanted to install a 4ft by 40 ft permanent dock on her property. She said it would be simple, the height of the wall. It was pretty simple and clear cut. Evener said the boundaries of the lots would be a problem, the lots are not combined but Christianna Wood owns one of the properties next to her. Evener said that Kevin had recommended Christianna have the two properties surveyed. Evener said there isn't much the PB can do without the properties being surveyed. The surveys need to show the breakwall location, property lines and proposed location of the new dock along with a short form SEQR, environmental assessment form being completed.

McKee said that on the map which was submitted, it said owner owns this property as well. There is also a boathouse but Kedley said it is the neighbor's boathouse. Mrs. Wood does not have any ownership interest in the property that has the old boathouse on it. She is a trustee for

the boat shaped house and the trust. The two lots are part of a real estate trust and Christianna is one of the trustees.

Mrs. Wood said she has a dock for her property but the boathouse shown on the map is her neighbor's boathouse. 8433 is her property, McKee asked about the house shaped like a bow of a ship, he was told it is 8425 Sill. She is a trustee for the boat shaped house and the trust. Christianna will get a signature from the other trustee, that is not a problem. Kedley asked if it was her intention to keep both of these properties, Christianna said yes. Evener said the site plan application would need to show surveyed property lines to ensure that the dock does not cross property lines as she does not appear to want to combine these two properties. Mark Costich said that the maps should be updated and use existing surveyors.

Evener suggested this case be held until we had surveyor's official surveys and site plan which shows property lines and the planned dock location. Fogarty seconded. Evener said we needed location of the dock and lift, property lines, and SEQR short forms completed. The motion passed unanimously.

Votes: Evener-aye, McKee-aye, Kedley-aye, Costich-aye, Fogarty-aye, Berretta-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 7:50 pm.

The next PB meeting will be April 15, 2023 unless plans change.