



## PLANNING BOARD MEETING

July 6, 2015

**MEMBERS PRESENT:** Todd DeWispelaere, Ann Hayslip, Scott Neal, Mike Jenis, Kathy Berretta

**MEMBERS ABSENT:** Tim Jones, Maxine Appleby excused herself because of personal interest

The meeting was called to order at 7:01 PM by Chairman DeWispelaere. The minutes from the June 15, 2015 meeting were read and approved. Motion by M. Jenis and 2<sup>nd</sup> by A. Hayslip, ayes carried.

➤ Old Business:

**Katlynn Marina**-7448 Route 14, Sodus Point NY.. Dave Parker submitted information that was previously requested by the Planning Board concerning the construction of a boat storage building at the Marina. The following was submitted:

A recommended **drainage** plan was outlined in a letter from Katlynn (See Appendix "A") and a letter from Lindsey Gerstenslager, the District Manager of the Wayne County Soil and Water Conservation District, detailing the same issue. (See Appendix "B"). The proposed plan between Katlynn and Wayne County SWCD is to add filtration catch basins at the south end of South Ontario Street to capture the run-off water and let the unwanted nutrients settle in catch basins. The "clean" water will then naturally run into Sodus Bay from one of the pipes that flow out of the lagoon.

A **landscape plan** was submitted for Board review. (See Appendix "C")

Chairman DeWispelaere also requested a SEQR Environmental Assessment Long Form. After discussion between the Planning Board, Sam Bonafede (attorney for Katlynn), and Art Williams (SP Village Board attorney), it was decided that further research of our Code will determine if this is a requirement that Katlynn must complete.

A public hearing was scheduled for Monday August 17, 2015 at 7 pm at the Sodus Point Village Hall. Dave Parker and Jim Hollingsworth (owner of Katlynn) agreed to this hearing date as it outside of the 62 day time frame normally required for a public hearing to be scheduled once an application is submitted.

**All documentation will be available at the Village Hall for public review prior to the hearing.**

After discussion, a motion to table the application until the August 17, 2015 meeting was made by A. Hayslip, 2<sup>nd</sup> S.Neal. Ayes carried.

## **NEW BUSINESS**

### **Applications:**

**Karl Withers**, 8565 Greig Street, Sodus Point... presented his application for a special permit to extend his permitted 80' dock to 144' as a temporary measure due to low water. (CODE 86-27, 28) After discussion, the Board learned that this project has already been completed. This must now go to the Zoning Board of Appeals and the Wayne County Planning Board for further review. A motion to approve the application was made "**UNDER PROTEST**", as the work has already been completed. Motion: A. Hayslip, 2<sup>nd</sup> M. Jenis. The motion carried with 3 voting *AYE* and 1 *NAY*.

**Pat Verbridge**, 7457 South Fitzhugh Street, Sodus Point...Pat presented his application for site plan review for an interior remodel, new windows, partial foundation replacement and the addition of a small enclosed back porch. (CODE 190-49 B). The cost will be approximately \$100,000. This project had already been started due to an emergency situation caused by the partial collapse of the existing foundation. After reminding Mr. Verbridge that all projects in the Village must have a building permit prior to beginning the work, a motion was made to accept the site plan as presented. Motion: S. Neal, 2<sup>nd</sup>, K. Berretta, ayes carried.

**David Brandt**, 7114 Central Ave., Sodus Point... David presented his application for site plan review to build a 4' high chain link fence at the property before selling it. (CODE 190-22 G). The interested buyers have pets that they wish to contain in the back yard of the property. After discussion a motion was made to approve the site plan as presented. Motion: M. Jenis, 2<sup>nd</sup> K. Berretta, ayes carried.

**The Estate of Robert Musso**, 7120 Central Ave., Sodus Point... Attorney Tracey Fox presented the application for a subdivision (Code 190-50). The estate wishes to parcel off from the Musso estate and transfer to the neighbor to eliminate any encroachment issue. The boundary line will be moved and no substandard lot will be created as a result. A motion was made to accept the sub division as presented. Motion: A. Hayslip, 2<sup>nd</sup>: S. Neal , ayes carried.

The meeting was adjourned at 7:45 PM by chairman DeWispelaere, motion A. Hayslip, 2<sup>nd</sup> S. Neal

The next meeting of the Planning Board will be Monday, July 20, 2015 at 7:00 PM

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Todd DeWispelaere-Chairman

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Ann Hayslip

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Maxine Appleby

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Mike Jenis

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Scott Neal

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Tim Jones

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Kathy Berretta

