



## PLANNING BOARD MEETING

August 4, 2014

**MEMBERS PRESENT:** Todd DeWispelaere, Ann Hayslip, Jim Deagman, Maxine Appleby, Scott Neal, Mike Jenis, Sharon Lilla from the Village Board

**MEMBERS ABSENT:** None

The meeting was called to order at 7:00 PM by Chairman, T. DeWispelaere. The minutes from the July 21, 2014 meeting were read and approved. Motion by M. Appleby, 2<sup>nd</sup> by A. Hayslip

### Applications:

1. **John Coco**-7166 Overlook Drive, Sodus Point, NY-Mr. Coco presented his application for site plan review to build a 22'x22' garage with an approximate cost of \$28,000. (Code 190-49 B, cost in excess of \$10,000). The building will be approximately 9' tall with gutters and vinyl siding. After discussion, it was determined that the application will have to go before the Zoning Board for a variance due to the proposed setback from the property line, which is less than stated in the Code. A motion was made by J. Deagman and 2<sup>nd</sup> by A. Hayslip to approve the site plan review as presented, subject to approval of a setback variance by the Zoning Board. Motion carried, all voting aye.
2. **Jim Pacello**-8578 Greig St, Sodus Point, NY- Mr. Pacello presented his application for site plan review to construct a 4' x 75' lighted stockade style vinyl fence along his west property line. (Code 190:22 G) The "good" side will be toward his neighbor's property. After discussion a motion was made by M. Appleby, 2<sup>nd</sup> S. Neal to approve. Motion carried, all voting aye.

3. **James Hollingsworth (Katlynn Marine)**-7448 Route 14, Sodus Point, NY-Mr. Hollingsworth presented his application requesting permission to store boat cradles at his property at 7482 South Ontario Street. (Code Article III ,190-8). (M. Appleby recused herself due to a conflict of interest.) Mr. Hollingsworth spoke about the history of the now vacant lot and the efforts he has made to clean it up and make it safe. The application came to us as a special permit application for a “change to retail business not otherwise specified” but the Planning Board feels it is a change of use variance application as it is Marina use. Chairman DeWispelaere referred to sections of the Code (190-68 ss C) which addresses criteria for granting variances.

The Planning Board did entertain public discussion and three of the neighbors (Lyle Maldoon, George Hickmott and Tom Lightfoot) expressed their opinions about the proposal. The Planning Board will request that the Zoning Board of Appeals discuss the application with the Code Enforcement Officer to determine if it is a change of use variance or a special permit. In order to prevent the applicant from having to come back to the Board repeatedly, there were two motions made concerning this application:

**The first motion was to approve the application as a change of use variance.** The motion was made by A. Hayslip, 2<sup>nd</sup> J. Deagman to approve the change of use variance.

***2 voting aye, 3 voting nay....nays carried, motion denied.***

**The second motion was to address the application as submitted with conditions..** The motion was made by A. Hayslip, 2<sup>nd</sup> S. Neal to approve a special permit with the following conditions:

1. A landscaping plan for screening the lot which will be reviewed by the Planning Board with the following considerations:
  - a. The landscaping shall mitigate the visual impact from the north side
  - b. The plantings shall be higher than the tallest cradle
2. In addition, the lot shall only be used for storage of boat cradles.

***4 voting aye, 1 voting nay ... ayes carried, motion approved.***

The next meeting of the Planning Board will be Monday August 18, 2014.

The meeting was adjourned at 8:30 by Chairman DeWispelaere

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Todd DeWispelaere-Chairman

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Ann Hayslip

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Jim Deagman

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Maxine Appleby

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Scott Neal

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Mike Jenis