



## Planning Board (PB) Minutes, 2-17-26 Village of Sodus Point, NY

**Members Present:** Chair Bruce Evener, William Kedley, Ellen Farnum

**Staff Present:** Linda Youngman – Clerk, Village of Sodus Point, Kevin Druschel – CEO (zoom)

**Others present:** Village of Sodus Point (zoom), Kevin phone (zoom), Mark Costich (in person), Dennis Allis (in person), Scott Dangle (zoom),

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

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

**6:00-7:00** – There was a discussion of revision of the Village zoning code (190) with discussion of chap 141 also.

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

**Approval of minutes from previous meetings:** Minutes from 2-2-26 were reviewed and approved. William Kedley motioned to approve, Ellen Farnum seconded, the minutes were approved.

Votes: Evener-aye, Kedley-aye, Farnum-aye

1. **Final Subdivision Review, Matt Nowak**, 7992 Lake Road, to subdivide 0.13 acres with 33.53' of road frontage from existing lot where 1 acre and 100' of road frontage is required to merge with existing lot. (CODE 190-11, 190-50).

The CEO said he spoke to Matt Nowak and nothing has changed from the preliminary application. Matt Nowak is not available to discuss his application at tonight's meeting. The zoning board had the same condition as the PB had. Bill Kedley motioned to approve the 0.13 acres with 33.53' of road frontage from existing lot where 1 acre and 100' of road frontage is required to merge with adjacent property per signed plan, Ellen Farnum seconded, the motion passed.

Votes: Evener-aye, Kedley-aye, Farnum-aye

2. **Final Subdivision Review, Matt Nowak**, 7964 Lake Road, to subdivide 0.36 acres with 51.54' of road frontage from existing lot where 1 acre and 100' of road frontage is required to merge with existing lot. (CODE 190-11, 190-50).

Bill Kedley motioned to approve to subdivide 0.36 acres with 51.54' of road frontage from existing lot where 1 acre and 100' of road frontage is required to merge with existing lot per signed plan, Ellen Farnum seconded, the motion passed.

Votes: Evener-aye, Kedley-aye, Farnum-aye

1. **Preliminary Site Plan Review, Scott Dangle**, 8257 South Shore Rd, to construct a 9'x7.7' 2<sup>nd</sup> story addition per stamped plans 4' from the side property line where 5' is required and 10' from front setback where 25' is required. (CODE 190-11, 190-15, 190-49)

Scott Dangle said he wants to retire at this property in a few years. They already have another building on site, they want to extend the 2<sup>nd</sup> story out over it. They are not sure if they will use the 2<sup>nd</sup> story addition, it may be too much space. They want more shade on the 1<sup>st</sup> floor that is already there. He sent amended drawings today – they are not sure how much space they will need. Chair Evener said they need a definite plan. Scott Dangle said they mainly want a new roof. Chair Evener said the deck on a 2<sup>nd</sup> level would be difficult to use. Scott Dangle said they want to put a roof on rather than a sweeping porch. Chair Evener said he thinks the setbacks would require them to go to zoning. Bill Kedley said if they are putting in a roof to cover the existing deck, that might be OK and, in the end, the application form references setbacks that are not as long as shown. Bill Kedley said if they were to put a roof only, they might not need to go to the zoning board. Chair Evener said the view might be a problem if they went with a 2<sup>nd</sup> story addition. Bill Kedley said the drawings should be labelled N and E as they are incorrectly labelled currently.

Chair Evener said the change in plans to just put in a roof would considerably change the PB's consideration. He added that putting a roof would not change his neighbor's view. Bill Kedley suggested a waterfront assessment form might need to be completed – the CEO said it was up to the PB. Chair Evener said he did not think a waterfront assessment form was needed in this instance. Chair Evener opened for public comment – there were no public comments.

Bill Kedley motioned to approve and refer to zoning to construct a 9'x7.7' 2<sup>nd</sup> roof per stamped plans on the NE 4' from the side property line where 5' is required and 10' from front setback where 25' is required, Ellen Farnum seconded, the motion passed. Chair Evener said Scott Dangle needed to go to the zoning board next, he also suggested he needed to talk with Kevin Druschel.

Votes: Evener-aye, Kedley-aye, Farnum-aye

2. **Preliminary Subdivision Review, Dennis Allis**, 7427 Wolcott Street, to subdivide 7'x59.45' from existing lot to merge with neighboring lot creating 7' of road frontage where 100' is required and a 0.009 acre lot where 1 acre is required. (CODE 190-11, 190-50)

Dennis Allis said he spoke to his neighbor who agreed to the 7 ft which would give him some setback and then he could go 3 ft from the rear so he could build a garage. They were told they owned the road when they purchased the property. It is near the Jr Sailing Assoc. Bill Kedley said it is a great property. Chair Evener said he read the purchase agreement with the owner of the neighboring property. Dennis Allis said the neighbor was going to build a house on the property, but now wants to sell it to Dennis Allis. Chair Evener clarified that the nearby trailer is on a non-conforming lot in terms of size. The CEO confirmed that the lot is sub-standard. There isn't much that can be done with the lot that the trailer is on. Bill Kedley asked Kevin Druschel about the neighboring sub-division – 86 by 60 ft. The CEO confirmed the sub-division and said that 7.9 ft setback would be reduced by about 0.5 ft.

Chair Evener opened for public comments. Mark Costich asked if a sub-standard lot was going to a smaller sub-standard lot, wouldn't it have to go to zoning? Chair Evener said yes, it would go to zoning. Bill Kedley asked about the owner of the property saying it would need to be amended on the application form. Bill Kedley said the two parcels of land must be separate – Dennis Allis confirmed that was the case. The CEO confirmed that Chris and Marty own a separate parcel altogether.

Bill Kedley motioned to refer the application (to the zoning board) from 7427 Wolcott Street, to subdivide 7'x59.45' from existing lot to merge with neighboring lot creating 7' of road frontage where 100' is required and a 0.009 acre lot where 1 acre is required, Ellen Farnum seconded, the motion passed.

Votes: Evener-aye, Kedley-aye, Farnum-aye

3. **Preliminary Site Plan Review, Dennis Allis**, 8542 Garenier LN, to construct a 24'x24' pole barn 3' from side property lines where 5' is required and 3' from the rear property line where 12.5' is required allowing for 57% lot coverage where 30% is allowed. (CODE 190-11, 190-15, 190-49)

Chair Evener asked if they were planning to build a garage? Dennis Allis said it was for storage and ventilation. It would be space for furniture for the winter. Chair Evener asked about the truss – would it be added? Dennis Allis said it would be roughly 18 ft. Chair Evener asked about clearance to the second floor. Bill Kedley asked about internal storage – Dennis Allis responded. Chair Evener said it would not be desirable for people to sneak in apartments in that area. There would be an entry door on the E side.

Chair Evener said it would be good to have an egress on the rear side so you would have an emergency way out of the garage area. Dennis said it would be close to the center on the N wall. Chair Evener said again it would be good to have an egress on the N wall. The W side is pretty near the property line, 5 ft on one corner, 3 ft setback, parking space in the garage. The front would be pretty much the same footage as the rear. The existing garage is 41 feet, one corner is 5.1 ft on E and deeper on the W side. Chair Evener said a real survey would be needed before approval can be given – a survey map. Chair Evener said it would not obstruct the view for the neighbors. Dennis asked the CEO if he could elevate the garage slightly so water would not come into the garage – the CEO confirmed that he could build a slab and raise grade at the end of this year – he would be able to do the grade change.

Chair Evener asked if Mark Costich had comments. Mark Costich said Dennis had already answered most of his questions. He said the area should not be used as a residential and renter building area. He suggested a condition of approval be added that the property would not be used as a rental property. Chair Evener closed to public comments.

Bill Kedley motioned to give approval for the application to the zoning board, subject to approval from the zoning board for the adjoining property, from 7427 Wolcott Street, to subdivide 7'x59.45' from existing lot to merge with neighboring lot creating 7' of road frontage where 100' is required and a 0.009 acre lot where 1 acre is required, to construct a 24'x24' garage 3' from side property lines where 5' is required and 3' from the rear property line where 12.5' is required allowing for 57% lot coverage where 30% is allowed, Ellen Farnum seconded, the motion passed. Chair Evener said he would need to go to the zoning board on Monday.

Votes: Evener-aye, Kedley-aye, Farnum-aye

**Motion to adjourn:** Motion to adjourn was made by Bill Kedley, Ellen Farnum seconded, the motion passed. The meeting was adjourned by Chair Evener at 7:54 pm.

Votes: Evener-aye, Kedley-aye, Farnum-aye

The next PB meeting will be March 2, 2026 unless plans change.