



## Planning Board (PB) Minutes, 3-16-26 Village of Sodus Point, NY

**Members Present:** Chair Bruce Evener, Janine Fogarty, 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), Casey Carpenter (zoom), Village of Sodus Point (zoom), Anthony Butera (zoom), William Dixon (zoom), Marcia Hillegeer (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 3-2-26 were reviewed and approved. Janine Fogarty motioned to approve, Ellen Farnum seconded, the minutes were approved.

Votes: Evener-aye, Farnum-aye, Fogarty-aye

1. **Final Site Plan Review, Scott Dangle**, 8257 South Shore Rd, to construct a 9'x7.7' roof structure 4' from the side property line (CODE 190-49)

Scott Dangle has presented to the PB previously. His original application was for a 2<sup>nd</sup> story addition but he has decided to only request a roof. Scott Dangle did not zoom into the meeting. Bruce Evener said the PB could still consider. The PB discussed the application. Janine Fogarty motioned to approve the current application to construct a 9'x7.7' roof structure 4' from the side property line, Ellen Farnum seconded, the motion passed.

Votes: Evener-aye, Fogarty-aye, Farnum-aye

2. **Preliminary Site Plan Review, Bill Dixon**, 8431 Bay Street, to construct a 30x60 pole barn per stamped plans 5 feet from north property line where 12.5' is required allowing 31% lot coverage where 30% is allowed. (CODE 190-11, 190-15, 190-19 and 190-49)

Bill Dixon spoke saying he wanted to construct a 30x60 pole barn per stamped plans 5 feet from north property line where 12.5' is required allowing 31% lot coverage where 30% is allowed. Bruce Evener said the new application is for a slightly smaller building than the original application. He can't put the larger building and meet the setback and coverage requirements. He will not be upset if this current

building is still considered to be too large still. He doesn't think he is asking for a lot. He doesn't want to go back and forth. In the past, it was 50% lot coverage. He is now asking for a slightly smaller building. He was using the wrong width on the lot and will have to come back. He doesn't want to be too close to his neighbor.

Bruce asked about location to the property line. Bruce asked if Bill Dixon had approached his neighbors to ask their thoughts. He said he is going to build this building anyway. Bruce Evener said it is not that simple. Bruce read from the zoning code saying all the aspects of an application request that the PB normally considers including:

- New development should be compatible with neighborhood character
- New development may result in a reduction of informal public access
- New development should be avoided when the use, its size, intensity, and scale will significantly impair neighborhood character
- Avoid introduction of discordant features which would detract from the community (compare the proposed development with existing mass and distribution of structures, style, architectural styles, etc)

Bruce particularly is concerned about property values and adverse impacts on neighbors and community.

Bruce Evener said the planned building would run the entire length of his neighbor's house. Bruce Evener said that Bill Dixon did not meet the setbacks as stipulated by the zoning board. Bruce Evener opened the case for public comment. Mark Costich read about the variance regulations saying the planned building would not meet the aesthetic of the neighborhood. Mark Costich is concerned that Bill Dixon is not meeting the setbacks and the building would be huge and not in line with rest of the neighborhood.

Ellen Farnum is concerned about the planned building including setbacks, building size, etc. Janine Fogarty agreed. Janine Fogarty motioned to approve to construct a 30x60 pole barn per stamped plans 5 feet from north property line where 12.5' is required allowing 31% lot coverage where 30% is allowed, there was no second, the motion failed. Bruce Evener motioned not to approve the planned building or move it to the zoning board, Ellen Farnum seconded, the motion not to forward the application was passed.

Votes: Evener-aye, Fogarty-aye, Farnum-aye

3. **Preliminary Site Plan Review, Anthony Butera**, 7583 Third Street, to construct a 36x46 garage 5' from the south property line where 12.5' is required and 5' from west property line where 12.5' is required. (CODE 190-11 and 190-49)

Anthony Butera spoke saying he wanted to construct a 36x46 garage 5' from the south property line where 12.5' is required and 5' from west property line where 12.5' is required. He wants a three-car garage attached to his existing home. Primarily, it is a summer home and he only goes occasionally. He plans to make it his primary home. Kevin Druschel examined the plans and suggested that Anthony put together plans.

Bruce Evener asked why so large? Anthony said he wanted a garage to hold his car, his wife's car and another. He said the height of the planned garage would not be a problem. Bruce said the garage would be bigger than the house. Ellen Farnum asked about the height of the garage. Anthony said he only wanted a normal height garage. Bruce Evener said this would have to go to zoning. He added that it was very strict saying that the previous applicant did not meet setbacks. Janine Fogarty said that the setback is 12.5 feet and Anthony is asking for only 5 feet – this is a big difference. Bruce Evener said the zoning board would not approve at 5 feet. The S and W sides do not provide sufficient setback. Janine Fogarty said if the garage was smaller, he could be closer to meeting the setbacks.

Bruce Evener opened the case for public comment. Mark Costich said the applicant is asking for area variances. 1600 sq ft building, the planned garage is not in line with the community aesthetically. Anthony Butera apologized if there was confusion. He thought he was being asked to put together a preliminary sketch. He said the garage would be aesthetically pleasing. Bruce asked if there were zoom attendees who wished to speak on this application. Ellen Farnum asked if Anthony Butera could move the garage slightly, back further. Bruce Evener suggested perhaps it could be moved closer to the area of the deck. Anthony Butera said the space is tight there and he could not have sufficient clearance for the cars. He did not seem amenable to modifying his application.

Janine Fogarty motioned to move to the zoning board to construct a 36x46 garage 5' from the south property line where 12.5' is required and 5' from west property line where 12.5' is required, there was no second, the motion did not pass. Janine Fogarty motioned not to recommend the application to the zoning board for approval, Ellen Farnum seconded, the motion passed.

Votes: Evener-aye, Fogarty-aye, Farnum-aye

**Motion to adjourn:** Motion to adjourn was made by Janine Fogarty, Ellen Farnum seconded, the motion passed. The meeting was adjourned by Chair Evener at 7:33 pm.

Votes: Evener-aye, Fogarty-aye, Farnum-aye

The next PB meeting will be March 30, 2026 unless plans change.