



## PLANNING BOARD MEETING

February 21, 2017

**Members present:** Ann Hayslip, Scott Neal, Tim Jones, Rusty Schryer, Larry VanGee

**Members absent:** Mike Jenis, Kathy Berretta

The meeting was called to order by Chair Hayslip at 7:00 PM.

Minutes from 02/06/2017 were approved. Motion: T. Jones, 2<sup>nd</sup>: R. Schryer, ayes carried.

### PUBLIC HEARING

The final site plan review for the New Horizons Condominiums at 7399 Route 14, Sodus Point was conducted. Tommy Plantone, developer for property at 7399 Route 14, Sodus Point and Neil Baisch, consultant for the project, addressed a variety of topics. Chair Hayslip opened the hearing with a review of the areas of concern from the December 19, 2016 Planning Board meeting. The concerns are as follows:

- *Property ownership: Chair Hayslip noted that neither Mr. Plantone nor Mr. Baisch currently own the property. The owner of record is Mr. Andy Ferri who resides in Canada. Mr. Plantone stated that he has a letter of agreement from Mr. Ferri for purchase of the property. Mr. Ferri has agreed to allow Mr. Plantone and Mr. Baisch to make improvements to the property before transfer of ownership. The Board requested a copy of the letter of agreement.*
- *Past due taxes: Chair Hayslip discussed the past county property taxes due of \$12,500 and a \$75 sewer inspection fee due to our Village. Mr. Baisch stated that these arrears would be paid at the time of property closing.*

- *Technical inspections required: CEO Druschel commented on several issues which were all addressed in his letter to Mr. Plantone dated November 1, 2016. Storm water management requirements, water and sewer inspections, structural inspection, electrical and plumbing inspections, and traffic flow were all discussed.*
- *Landscaping: Chair Hayslip requested a formal landscaping plan detailing all aspects of landscaping...including planting types and on-going maintenance plans.*
- *Access: Board members agreed that the main entrance and exit to the property should be from Sentell Street, not Rt. 14.*
- *Marketing study: Scott Neal requested information on a marketing study that Mr. Plantone had mentioned, which discussed the viability of this project in our Village. The realtor for the project, Donna Koehler, has information on comparable listings and feels there is a strong market for townhouses such as the proposed units. Once the original 7 units are sold, Platinum Properties would like to construct additional smaller units on the property on an "as needed" basis and have no plans to build units on speculation only.*

**Mr. Plantone and Mr. Baisch responded to the above areas:**

1. Property ownership... Mr. Plantone stated that he will provide a NOTARIZED letter of intent from the current property owner, Andy Ferri, and that all approvals must be granted from the Village before the bank will allow the financing and a change of hands occurs.
2. The Wayne County taxes have been paid up to 2016 by CDN Capital and the outstanding sewer inspection fees have been paid to the Village.
3. A \$10,000 "inspection" fee deposit is being held in trust by Village Attorney Art Williams (See APPENDIX "A").
4. A detailed landscape plan was presented as prepared by Aaron Preston's Landscape Services, Inc. (See APPENDIX "B"). All existing shrubs and landscaping will be removed and replaced with Cleveland Pear trees, Boxwood, Weigela and Shamrock Holly. The center "courtyard" will be planted with grass and all plantings will be maintained for a minimum of one year by Preston's Landscape. The existing concrete slab adjacent to the water-facing condos will be faced with stone and turned into a planter. The mound of dirt on the west side of the property will be leveled as well.
5. The main entrance to the property will be from Sentell Street. (See APPENDIX "C"). The New Horizons Marina and Mr. Plantone have also worked out an agreement for parking and a proposed travel lift. The Board did request that the entrance width be increased to 25' from the proposed 20' for improved emergency vehicle access.
6. Donna Koehler, an Associate Broker for Platinum Properties, presented a marketing analysis based on properties recently listed in the Village. In her report, she expressed a need for housing in Sodus Point to accommodate the "empty nesters" (age 55+) for properties with no lawn care and a variety of amenities. The New Horizons condominiums are slated to fulfill this need. She further stated that there are preorders for 3 of the units. The proposed list price for the condos will be in the \$275,000 to \$350,000 range. There is a deeded easement for 90 more docks and there are future plans for creating dock space for the condo owners.

7. A preliminary structural inspection has been completed and CEO Druschel will share the official report as it becomes available. The electrical and gas inspection is complete and everything has passed. The Village engineer will be doing water and sewer inspections once the Planning Board has approved the final site plan. Estimates for the manhole vacuum testing are included in (APPENDIX "D").

Chair Hayslip opened the meeting to public comment by reading an email submitted by Ron and Alice Bill (See APPENDIX "E"). Although there were several audience members in attendance, there were no comments or questions.

**Chair Hayslip made the motion to approve the final site plan *with the following conditions:***

1. The landscaping plan will be implemented as presented.
2. The driveway width will be increased to 25'.
3. A notarized letter of intent from the current owner (Mr. Ferri) will be forwarded to the Planning Board and CEO Druschel for our files.
4. The Stop Work order will be released in two phases:
  - a. Engineering reports and inspections to be completed
  - b. The permitting and construction phase completed with the Certificates of Occupancy being in the current owner's name.

**The motion was 2<sup>nd</sup> by T. Jones. Ayes carried.**

**Proposed Code Revisions:**

The Planning Board reviewed proposed code revisions for rental properties as prepared by CEO Druschel.

**Chapter 126 "Rental Properties"**

Discussions continued about the permit process, occupancy limits and parking. The issue was tabled until our meeting on March 6, 2017.

A motion to adjourn at 8:20 PM was made by T. Jones, 2<sup>nd</sup>: L. VanGee. Ayes carried.

Our next scheduled meeting will on March 6, 2017 at 7 PM.

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Ann Hayslip-Chair

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Scott Neal-Clerk/member

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Mike Jenis/member

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Kathy Berretta/member

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Tim Jones/member

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Rusty Schryer/Ad Hoc member

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Larry VanGee/Ad Hoc member

