

January 16, 2020: Village Board Meeting  
**Minutes of Regular Meeting Sodus Point Village Board**

Mayor McDowell called the regular meeting to order at 6:30 PM and led the Pledge of Allegiance.

Present: Mayor McDowell, Deputy Mayor Kallusch, Trustee Appleby, Trustee Evans, Trustee DeWolf, CEO Druschel

Absent: Attorney Williams

**MOTION** by Trustee Appleby and seconded by Trustee DeWolf to approve the December 19, 2019 regular meeting minutes.

Motion carried all voting aye.

Public: 4 present

**Reports were given as follows:**

Mayor McDowell gave a quick update to the Board on the status of the current projects.

**Deputy Mayor Kallusch- Mayors updates, buildings**

After a service call for the community center basement furnace it was determined that a replacement furnace was necessary. The quotes for a new furnace were as follows:

John Betlem Heating & Cooling Inc. \$10,640.55

Lagana Heating AC Plumbing \$4,880.00

Nodine's Heating Inc. \$3,685.00

**MOTION** by Trustee Kallusch and seconded by Trustee DeWolf to approve the proposal from Nodine's Heating Inc. in the amount of \$3,685.00

Motion carried all voting aye.

**Trustee DeWolf- Wastewater, water, highway**

**Trustee Evans-**

**Fire, Ambulance, Communications, Youth & Recreation**

Fire

Concerns on expiring air bottles:

- 10-12 tanks are expiring end of January.
- Estimated cost of \$1,800 per bottle exceeds the remaining \$10,000 balance of equipment budget.
- Checked around including Union Hill as they were closing down and most of their equipment is gone and what remains they are asking too much money.
- Chief emailed the company on air bottles to get an up to date price.

Also shared that in the past there was a conversation about meeting with the village on purchasing options.

Requested #'s for the budget process 20-21. Chief is out on vacation week of 1/13/2020 and plans to sit down on budgeting upon his return.

Requested updated list of fire equipment on the trucks for the insurance update. Department is doing inventory 1/9/2020. Upon completion he would forward the list.

Carpet install in meeting room scheduled for January 13th

Calls:

- 12/21/2019 7:19PM- Structure fire- Rotterdam Rd Sodus.
- 1/5/2020 9:57AM- Low hanging wire- Rt 14

Ambulance

Total responses for 2019 was 237

Total responses since the last board meeting 15

ALS assists 7 out of the 15

Total Responses for 2020 / 8 so far.

SWCAS will have a full BLS crew on duty for the Winter Fest functions on 1/18/2020.

SWACS will also have a full crew on duty for the Ice Rescue classes on 1/25 + 1/26

s on 1/25 + 1/26

Communications

- Broadcasting monthly meeting this evening. Details were shared in the eblast.
- Email for the community to write in ideas, concerns, and input. IT to set up email.

Youth & Recreation

- Developed a checklist to review with anyone using the recreation center to confirm expectations for clean up. Circulating to board, Mayor and now available to people who use the Community Center.
- Met with Michelle Kellett at the community center to discuss her activities and the facility. We walked through the facility and captured some items that included safety, aesthetic, and functional items. Working with Brad at highway, Bill and Kevin to come up with prioritization & costs of the items.
- Initial conversations with the Mayor, Trustee Appleby on potential recreation options for the future leveraging:
  - Kayak launch (kayaking, canoe, or SUP)
  - Access to water (water yoga)
  - Macyville Woods Nature Preserve
  - Call for the community to submit ideas for future recreation

Contact Mark Jones Jr @ 315 573-9783 to purchase a memorial brick.

## **December, 2019 Commissioner Report**

### **Maxine Appleby**

January 2020 Commissioner Report

Maxine Appleby

**Energy:** The Solar farm is online. In a few months the energy savings can be tracked. Tracy and I will need to find out more about the monthly billing.

**Lighting:** Guth Engineering and NYPA will be presenting at the board meeting. The 90% review has been completed and is on the shelf in the back office. RGE is expected to return the lighting purchase agreement by January 30<sup>th</sup> and the Village has 60 days to act. Brad is aware of the lights that are out in the Village and is continuing to make reports to RGE.

**Parks:** Winterfest is the 18<sup>th</sup>. The Rotary has worked very hard to put together a great event. There are approximately 40 vendors. Jacks and Franklin House are having beer tasting. The horse drawn rides will depart from in front of the tourist booth and the reindeer will be stationed across the street. The Neighborhood Association is bringing in Ice Princesses – similar to the ones from the Disney movie. There will be specialty coffee, baked goods, lobster rolls (Christy) and much more. Please spread the word so there is a great turn out! Rotary wants to bring Winterfest back to the Village in 2021. On bummer though .. the ice rink will not be frozen. The Village needs to look for a grant or donation for a chiller so the rink can be used throughout the winter without having to be concerned with temperatures. This is good winter attraction! Macyville Woods Nature Preserve ribbon cutting is January 18<sup>th</sup> at 11:00 A.M. in conjunction with Winterfest – there will be two walks that day. All board members should have received an invitation from Genesee Land Trust. Thank you to Brad for making a special effort to pick up any trash or other collected debris on site. Thursday, January 16<sup>th</sup> at 3:00 PM Kevin from the Land Trust will be walking the trail removing sticks and making sure the property is looking good for Saturday. Rain or shine if anyone is interested in helping.

The drainage project is delayed again, this project impacts the area around **Sill Landing Canoe and Kayak Launch** site. The Village has received two quotes for site work to complete the area, we can't wait any longer. Both Landscape Architects were giving the same specifications. It was asked they divide the project up into two phases; first to get the site designed and prepared for a spring ribbon-cutting and second phase in 2021 for some sort of upland stormwater garden or swales to mitigate surface runoff. I am hoping the highway department can do the work so I want to get it designed and installed before we get into the spring flooding.

I am working with Devan Holdraker on an ad for the Seaway Trail print magazine and online version. Still working on the kiosk in front of the tourism booth. (new Plexiglas and venue update)

**LWRP:** No report

**Active Transportation Plan (ATP).** Waiting for final comments.

CEO Druschel- Building Inspector's report

**Public Comments:**

**No public comments**

**Old Business:**

- A. Trustee Appleby invited Guth Engineering and NYPA to come and discuss and answer questions about the Energy Efficiency Program LED Street Lighting Project. The summary reports are available at the Village hall. The Board made no new decision at this time.
- B. Village of Sodus Point Landing Canoe and Kayak launch site. Trustee Appleby obtained two quotes from Landscape Architects.  
Barton & Loguidice, D.P.C \$5,000.00  
Costich Engineering D.P.C \$3,892.00  
MOTION by Trustee Appleby and seconded by Trustee Evans to approve the proposal from Costich Engineering to move forward with the site design.  
Motion carried all voting aye.

**New Business:**

- A. MOTION by Trustee Appleby and seconded by Trustee DeWolf to approve the Town of Sodus contract agreement for Fire Protection District #1. The Town shall pay to the District for such fire protection the sum of \$38,100 for the year 2020.  
Motion carried all voting aye.
- B. 2020-1a MOTION by Trustee Appleby and seconded by Trustee DeWolf to approve the U.S Bicycle Route System Letter of Support Resolution  
Whereas bicycle tourism is a growing industry in North America, contributing \$47 billion a year to the economies of communities that provide facilities for such tourists; and

Whereas the American Association of State Highway and Transportation Officials (AASHTO) has designated a corridor crossing New York to be developed as United States Bike Route 11 (USBR 11), and

Whereas the Adventure Cycling Association and the NYBC, with the cooperation of NYSDOT, have proposed specific route to be designated as USBR 11, and

Whereas the proposed route for USBR 11 comes through Sodus Point and can therefore provide benefits to our city, and

Whereas we have investigated the proposed route and found it to be a suitable route, and desire that the route be designated so that it can be mapped and signed, thereby promoting bicycle tourism in our area,

Therefore be it resolved that Sodus Point hereby expresses its approval and support for the development of USBR 11, and requests that NYSDOT get the route officially designated by AASHTO as soon as this can be achieved, and authorizes the posting of signs within Sodus Point right-of-way identifying the route through the city once the official designation has been made.

Resolution adopted all voting aye.

C. The Village Board handbook approval was tabled per Trustee Appleby's request to have a workshop to further discuss.

D. 2020-1b Beach Dune Project Lead Agency Designation

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- E. Trustee DeWolf explained in his report the need for a replacement dump truck. The purchase takes approximately 8mos for delivery. The financing details will be finalized in the budget prep for the 2020-2021 fiscal year. **MOTION** by Trustee Kallusch and seconded by Trustee Evans to approve to order from Regional International 2021 4x2 HV607 SBA full spec detail filed in the Village hall. The purchase price including plow quote is \$145,408  
Motion carried all voting aye.
- F. 2020-1c Trustee Appleby seconded Trustee Kallusch

## VILLAGE BOARD OF THE VILLAGE OF SODUS POINT

### RESOLUTION OF THE VILLAGE OF SODUS POINT VILLAGE BOARD \_\_\_\_\_, 20\_\_

#### APPROVAL OF LEASE FOR WIRELESS TELECOMMUNICATIONS FACILITY ON VILLAGE PROPERTY

**WHEREAS**, Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless (“Verizon Wireless”) proposes to construct and operate a wireless telecommunications facility on property to be leased from the Village of Sodus Point (the “Village”), pursuant to that certain Land Lease Agreement between the Village and Verizon Wireless (the “Lease”), and located at No Number Lake Road a/k/a 8120 Lake Road, in the Village of Sodus Point, County of Wayne, State of New York, known as Tax Map No. 71119-17-023154 (the “Property”); and

**WHEREAS**, the facility consists of space for a communications facility and tower on the Property for the installation of Verizon Wireless’ equipment and associated appurtenances (the “Project”), as more particularly shown on the Lease Exhibit attached to the Lease as Exhibit “A”; and

**WHEREAS**, the Village Board of the Village of Sodus Point (the “Village Board”) is fully familiar with the Property and Project; and

**WHEREAS**, the Village Board may approve the Lease pursuant to Village Law §1-102(1); and

**WHEREAS**, the premises to be leased to Verizon Wireless are not needed for Village purposes; and

**WHEREAS**, the Village Board has determined that entering the Lease is in the best interests of the Village; and

**WHEREAS**, the Village Board has determined that the rent to be paid by Verizon Wireless is of fair market value; and

**WHEREAS**, in connection with the Lease, the Village Board has conducted a full and comprehensive single agency review of potentially adverse environmental impacts from the Project and the Lease pursuant to the State Environmental Quality Review Act (“SEQRA”) and on \_\_\_\_\_, 20\_\_ duly issued a Negative Declaration pursuant thereto; and

**WHEREAS**, the Village Board has reviewed the Project, the Lease and all other materials submitted in connection therewith; and

**WHEREAS**, the Village Board met on \_\_\_\_\_, 20\_\_ to consider the Lease.

**NOW, THEREFORE BE IT RESOLVED** that:

1. The Village Board hereby authorizes the Mayor to execute the Lease, substantially in the form presented to the Village Board, to allow Verizon Wireless to construct and operate a wireless telecommunications facility and related infrastructure on the Property for an initial term of 5 years with up to 8 additional 5 year renewal terms and 1 additional 4 year renewal term as described in the Lease; and for an initial annual rent of \$18,000.00 with 10% increases every 5 years; and for such other terms and conditions as agreed upon by the Village and Verizon Wireless.

2. The Village Board finds that entering the Lease is in the best interest of the Village and surrounding community because, among other things, the Project will provide an essential service to the Village and the public in general and will have no adverse effect on the health, safety or welfare of the public.

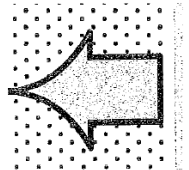
**IN WITNESS WHEREOF**, this Resolution was properly adopted by the Village Board at its regularly scheduled meeting, the date of which is listed herein.

**VILLAGE OF SODUS POINT VILLAGE BOARD**

**DATE:** \_\_\_\_\_, 20\_\_

The foregoing lease authorization resolution was put to a vote, which resulted as follows:

_____	Voting _____
_____	Voting _____
_____	Voting _____
_____	Voting _____
_____	Voting _____



\_\_\_\_\_  
\_\_\_\_\_, Village Clerk

Village Board  
Village of Sodus Point

\_\_\_\_\_, 20\_\_

# VILLAGE BOARD OF THE VILLAGE OF SODUS POINT

## RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF SODUS POINT \_\_\_\_\_, 20\_\_

### STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE NEGATIVE DECLARATION

**WHEREAS**, Bell Atlantic Mobile Systems LLC d/b/a Verizon Wireless ("Verizon Wireless") proposes to construct and operate a tower and wireless telecommunications facility (the "Project") pursuant to a Land Lease Agreement (the "Lease") with the Village of Sodus Point (the "Village"), pertaining to property located at No Number Lake Road a/k/a 8120 Lake Road, Village of Sodus Point, County of Wayne, State of New York, as shown on the Tax Map of the Village of Sodus Point as Tax Map Number 71119-17-023154 (the "Property"); and

**WHEREAS**, representatives of Verizon Wireless previously met with Village officials to discuss the Project and the Lease; and

**WHEREAS**, the Village Board of the Village of Sodus Point (the "Board") is fully familiar with the Property and the surrounding area; and

**WHEREAS**, the Project and Lease are unlisted actions under SEQRA and the Board is the only involved agency and, therefore, the Lead Agency; and

**WHEREAS**, the Board has reviewed the Project, the Lease and all other materials submitted in connection therewith.

**NOW, THEREFORE**, be it resolved by the Board that:

Based upon the Board's thorough and careful review of the Project, the Lease, and all other materials submitted in connection therewith, the Board hereby determines that the Project and the Lease will not result in any significant environmental impacts and hereby issues a negative declaration pursuant to SEQRA.

#### **REASONS SUPPORTING THE NEGATIVE DECLARATION:**

1. Air, Water, Noise, Waste, Erosion, Drainage, Site Disturbance Effects: The Project will not create any adverse change in the existing air quality, water quality or noise levels, nor in solid waste production, nor potential for erosion, nor promote flooding or drainage problems. The Project will produce minimal, if any, disturbance of soil and vegetation, with minimal storm run-off.

2. Aesthetics, Agriculture, Archaeology, History, Natural or Cultural Resource, Community or Neighborhood Character: The Project will not adversely affect agricultural, archaeological, historical, natural, or cultural resources. The Project is a public utility which must be located as and where necessary to provide essential wireless telecommunications

service. Although a facility of this nature will be visible, its overall visibility will be minimized to the maximum extent possible.

3. Vegetation, Fish, Wildlife, Significant Habitats, Threatened or Endangered Species. No plant or animal life will be adversely affected by the Project.

4. Community Plans, Use of Land or Natural Resources. The Lease and the Project is in keeping with the official community plans and goals and will have no adverse effects on land-use or the use of natural resources by or in the community.

5. Growth, Subsequent Development, etc. The Project will not induce any significant or adverse growth or subsequent development.

6. Long Term, Short Term, Cumulative, or Other Effects. The Project will not have any significant adverse long term, short term, cumulative, or other environmental effects.

7. Critical Environmental Area. The Project will not have an impact on any Critical Environmental Area as designated in 6 NYCRR, subdivision 617.14(g).

8. Public Health and Safety. The Project will have no adverse impacts on the public health. The Board recognizes that the Project will enable Verizon Wireless to provide reliable wireless telecommunications service to the Village, enabling individuals, businesses and emergency service providers access to this essential service. The Project will promote the general health, safety and welfare of the citizens of the Village by providing access to a modern, reliable system of wireless telecommunications service.

Further, the Board finds that none of the criteria for determining significance set forth in § 617.7(c)(1)(i)-(xii) would be implicated as a result of this Project.

Notice of this determination of non-significance shall be filed to the extent required by the applicable regulations under SEQRA and as may be deemed advisable by the Board.

**IN WITNESS WHEREOF**, this Resolution was properly adopted by the Board at its regularly scheduled meeting, the date of which is listed herein.

**VILLAGE BOARD OF THE VILLAGE OF SODUS POINT**

**DATE:** \_\_\_\_\_, 20\_\_





**Treasurer:**

- A. MOTION** by Trustee DeWolf and seconded by Trustee Kallusch to approve payment of claims 1-1 through 1-40 for a total of \$54,165.37; General/Highway \$34,852.12; Water \$11,039.15; Wastewater \$8,274.10.  
Motion carried all voting aye.

**Other Business:**

**MOTION** by Trustee DeWolf and seconded by Trustee Appleby to support the letter of intent to purchase the sewer cleaner from the Village of Sodus in the amount of \$5,000  
Motion carried all voting aye.

**MOTION** by Trustee Appleby and seconded by Trustee Evans to extend the 30 days required for comments regarding the SEQR Declaring the intent to be lead agency resolution adopted in November 2019-11c. The extension will be May 1, 2020 when 90% design will be complete.  
Motion carried all voting aye.

**MOTION** by Trustee DeWolf and seconded by Trustee Kallusch to adjourn the meeting at 8:17PM  
Motion carried all voting aye.

Next scheduled regular Board meeting will be on Thursday, February 20, 2020 **at 6:30 PM**

Budget session scheduled Tues. February 25<sup>th</sup> at 4:30pm at the Village hall.

Tracy B Durham  
Clerk-Treasurer