



April 5, 2021

Members Present: Ann Hayslip-Chair, B. Evener, D. Walker, T. Jones , B. Kedley (ad hoc)

Members Absent: K. Berretta

Staff Present: Kevin Druschel, CEO

Guests: Laurie Verbridge, Howard Sprague, Todd Liebert, Maxine Appleby, Phil Leone, Chris Fletchy, Sean Cannan, Andrew Ferri, Mark Costich, Lauri Hayden, Mike Ritchie, Jeffery Slye, Brian Beenhouwer, Karen Meyer, Chris Fletcher, James Taylor, Alice Bill, Jennifer Evans, and Brandon Martin

The meeting was called to order by Chairperson, Ann Hayslip, at 7:02 pm. Due to the absence of Board member Kathy Berretta, ad hoc member Kedley was designated a voting member for the meeting and a quorum was established. The meeting was conducted by Zoom with both board members and guests attending remotely. Minutes were taken by Bruce Evener due to absence of a board clerk.

The meeting was advertised in the paper.

Motion to approve the minutes of the March 15, 2021 meeting was made by T. Jones, 2nd by B. Evener; motion carried unanimously.

Chair A. Hayslip announced that under legal advisement, the Planning Board was revising its policy on public input on applications. Public comments will be accepted at the preliminary site review instead of the past practice of public input at the final site review.

Applications:

Final Site Plan Review, Todd Liebert, 8648 Greig St., Sodus Point, NY 14555

The final review was tabled until April 19 due to the updated design drawings not arriving in time.

Final Site Plan Review, Howard Sprague, 8608.5 Greig St., Sodus Point, NY 14555

Mr. Sprague reviewed his proposal to replace a portion of his cottage with a two-story structure on the footprint of the preexisting structure. The replacement is precipitated by the elevation of the remainder of the cottage to avoid damage caused by high-water conditions. The portion of the cottage to be replaced was unable to be elevated. Mr. Sprague assured the Board the finished height would be not greater than the permitted maximum height.

There were no comments made from the public.

A motion was made by D. Walker to approve the preliminary application as submitted; 2nd by B. Kedley; motion carried unanimously.

Permit Application, Sean Cannan, 8535 Greig St, Sodus Point

The application is to build a masonry wall along the west edge of the property extending from the building south to a point approximately 3' from the property line. It was explained by CEO, Kevin Druschel that Mr. Cannan had begun the project without having a permit, and that a verbal stop work order was issued. Mr. Cannan proceeded to work on the project in violation of the stop work order.

Mr. Cannan explained that he was unaware that he needed a permit to build a wall that also would contain a natural gas grill and side burner. He also explained that he ignored the stop work order because he felt that the hole for the footer and the rebar would pose a safety hazard. Members of the board questioned the need to build the wall when he could have filled the hole and placed cones or other materials to make the rebar more visible.

When questioned about the design presented with the application Mr. Cannan said his plans had changed and that he is now eliminating the 5' post, as shown in the drawing and replacing it with a buoy with the house number on it and that the total height of the project would not exceed 4'. Mr. Cannan was not able to give a exact measurement for the distance from the south edge of the wall to the sidewalk. Asked about any other fixtures and/or plumbing Mr. Cannan said that no water or sink would be included.

After extended discussion, members of the Board expressed concern that Mr. Cannan continued to work on the project in spite of the SWO, when other safety precautions could have been taken. A motion was made by B.Evener to approve the application as submitted. The motion failed, as there was no second for the motion.

After further discussion it was decided that the Planning Board wanted to meet Mr. Cannan at the site to clarify questions and concerns. Chair A. Hayslip will arrange a date and time for the meeting with Mr. Cannan to occur before the next Planning Board meeting on April 19.

A motion was made by B. Kedley to table the application until the next April 19 meeting; 2nd by B. Evener; motion carried unanimously.

After the motion carried a further motion was made by B. Evener to recommend the imposition of a written SWO to be in effect until the next meeting; 2nd by Bill Kedley; motion carried unanimously.

* On April 7, 2021, Mayor Dave McDowell declined to issue the SWO.

Preliminary Site Plan Review, Andy Ferri, 7399 Route 14, to complete 7 shell constructed town houses at Harborview Court.

Mr. Ferri began his presentation with a brief review of the timeline of the project's development and ownership problems arising from a purchase offer with another developer that ended in a lapse of maintenance. Mr. Ferri then explained that he has hired Costich Engineering to assist him with the permitting process for the current seven units in preparation to sell them.

Among the work to be completed are the following:

Sewer and manhole inspection and repair as needed, along with sealing the manholes.

Electrical, plumbing, and HAVAC inspection and repair as needed.

Structural evaluation and remediation of any problems found.

Mike Ritchie was introduced as the Costich Engineering representative working with Mr. Ferri. Mr. Ritchie reviewed, with the Planning Board, the work that previously had been ordered to be completed and reported on what was the current status of that work. He is also will be coordinating with the contractors that Mr. Ferri will hire to bring the site up to code. Mr. Ferri will oversee the remodeling of the units in preparation for the of sale the units.

Board members queried Mr. Ferri and Mr. Ritchie about realigning the driveway to match the original design. Concerns were shared about the unkempt appearance including the weathered and dis-repaired condition of the decks and the landscaping. Also members commented upon the lack of lighting in the parking area and access points.

Mr. Ferri added that if everything goes well that the units should be on the market within 18-24 months. He further stated that his long term goal is to build and sell the remaining 19 units shown in the original plans.

Chair, A. Hayslip opened the review for public comment. The comments were as follows:

L. Verbridge- Asked are sidewalks going to be included to link the development to the Katelyn property? She stated that she was very excited to see movement on the project.

Reply- At this time a decision on sidewalks connecting the property to Katelyn wasn't in the plan.

T. Liebert- Based upon his experience as an architect, expressed concern about issues with the foundations caused by settling and urged Mr. Ferri to hire an architect as soon as possible to assess the condition of the foundations.

Reply- Mr. Ferri had not hired an architect, but was seeking suggestions from Costich Engineering.

M. Appleby- Urged Mr. Ferri to clean up the outside and commit to exterior upkeep maintenance.

Reply- He would be contacting someone to get the lawn mowed and keep it mowed.

J. Evans- Expressed her excitement over the project finally moving forward.

A. Bill- Asked about the potential price points for the units and if a marketing plan was in place. Bill also asked if a performance bond would be required of the project.

Reply- Prices had not been set yet and a marketing plan would not be developed until the project had all of its permits and was under way.

CEO, K. Druschel- Stated that a performance bond was possible but not required at this time.

T. Liebert suggested establishing an escrow account instead of a performance bond.

P. Leone- Asked if Mr. Ferri had plans to put in the docks that were shown on the original plans.

Reply- No, at this point he had no plans to put in docks.

After no more public comments were offered, the comment period was closed.

The Board preformed a Short Environmental Assessment Form (SEQR) parts 2 and 3.

Chair A. Hayslip Moved to approve the Site Plan with the SEQR attached with the following provisos:

That prior to final Site Plan approval the following conditions must be met;

1. Sewer and manholes must be sealed.
2. One month before the Final Site Plan hearing the Planning Board must receive a stamped architect plan, a stamped landscape plan, including a drawing of the road access from and to the property.
3. The situation of private lighting on site be addressed.
4. All conditions listed by CEO, K. Druschel must be met at least 30 days prior to the Final Site hearing.

5. Plans submitted to and approved by the County Planning Board.
2nd by T. Jones; motion carried unanimously.

It was noted by Chair Hayslip that this motion only covered the seven current shell constructed townhouses, and that any further development would require another site plan review.

Motion was made by D. Walker to adjourn the meeting at 8:30pm; 2nd by T. Jones; motion carried unanimously.

Next Meeting: The Board's next scheduled meeting date is April 19, 2021 at 7pm.