



VILLAGE OF SODUS POINT

PLANNING BOARD

PO BOX 159 / 8356 BAY STREET

SODUS POINT, NY 14555

March 15, 2021

Members Present: T. Jones – Acting Chair, K. Berretta B. Evener, D. Walker, B. Kedley (ad hoc)

Members Absent: Ann Hayslip

Staff Present: Kevin Druschel, CEO

Guests: Laurie Verbridge, Howard Sprague, Todd Liebert, Frank Dipisa, and Brandon Martin

The meeting was called to order by Acting Chairperson, Tim Jones, at 7:00 pm. Due to the absence of Board Chairperson Hayslip, 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 Bill Kedley due to absence of a board clerk.

Motion to approve the minutes of the March 1, 2021 meeting was made by D. Walker, 2nd by B. Kedley; motion carried unanimously.

Applications:

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

Mr. Liebert presented his proposal to construct a 60' x 8' permanent dock, located in approximately the center of his waterfront. In the course of the discussion of the application a discrepancy in the property address was clarified; the property address was noted to be 8648 Greig Street. It was also noted that the drawing submitted with the application does not include 2 pilings which are intended to be installed 8-10 feet to the east of the dock. Mr. Liebert presented a letter of no jurisdiction from NYS DEC relative to the dock. Approval of the project from OGS is pending. A Waterfront Assessment Form for the application was completed. A motion was made by B. Kedley to accept the submission together with the WAF, subject to OGS approval and the addition of the pilings to the drawing, for final review by the Planning Board at a future meeting; 2nd by D. Walker; motion carried unanimously.

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

Mr. Sprague presented 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. In the course of discussion, it was noted that the finished height of the replacement structure was not specified. Mr. Sprague assured the Board the finished height would

be not greater than the permitted maximum height. It was also noted that the finished height of the 1st floor would be dictated by the floor height of the remainder of the structure which would be in the range of 250' – 251' subsequent to completion of its elevation to a raised foundation. A motion was made by B. Evener to approve the preliminary application as submitted; 2nd by K. Berretta; motion carried unanimously.

Changed Work Order to Approved Fence Application, Aaron Kariuk, 7909 Lake Rd., Sodus Point, NY 14555

The application seeks to amend the previously approved fence application for the addition of a driveway gate. Kevin Druschel provided information related to the application to add a 4' H x 12' L freestanding gate to span the driveway opening at the Kariuk property located within the White Birch Campground. The gate will be similar in look to the previously approved fence. The addition of the gate is prompted by the recurring use of the Kariuk driveway as a turnaround for neighborhood traffic. A motion was made by D. Walker to approve the addition of the gate to the previously approved fence application; 2nd by B. Kedley; motion carried unanimously.

Acting Chairperson Jones noted that D. Walker excused himself from participation and voting in the following two matters due to a conflict of interest.

Special Permit Application, Daryl Walker, 7420 & 7430 Route 14, Sodus Point, NY 14555

Mr. Walker presented his request for a special use permit to rename, reopen and reconfigure the former Snuggery Marina under new ownership. Mr. Walker reviewed a diagram of the reconfigured floating dock plan which would provide for up to 17 boat slips, 4 of which would be maintained for personal use and/or to accompany the two rental units on the property. A permit application has been submitted to OGS and is pending its review and approval. Mr. Walker pointed out that sufficient parking on the property would be maintained for the remaining 13 rental boat slips as well as for the rental units on the property. Longer term plans include the regrading of the property and the construction of a rental duplex on the 7430 parcel.

The board completed a Waterfront Assessment Form for the project, reviewed the completed portion of the Short Form Environmental Assessment Form (SEQR) and also completed Parts 2 and 3 of the SEQR. A motion was made by B. Kedley to approve the proposal as submitted, subject to OGS approval, and to forward the application together with the WAF and the completed Parts 2 and 3 of the SEQR to the County Planning Board. Upon approval by the County Planning Board the application would be returned to the Planning Board for further review and recommendation to the Zoning Board of Appeals for final approval; 2nd by B. Evener; motion carried unanimously.

Special Permit Application, Daryl Walker, 7420 Route 14, Sodus Point, NY 14555

Mr. Walker presented his request for a special use permit to convert commercial space located on the ground floor of the existing commercial building to retail space to be used as a liquor store for the sale of wine, liquor and hard ciders. Mr. Walker provided plans for the redesign of the interior space as well as for the redesign of the building's exterior including the replacement of existing overhead doors with large storefront windows, placement of signage (which will require DOT approval), and enhancements to the exterior of the property including awnings, sidewalks and shrubbery.

The board reviewed the completed portion of the Short Form Environmental Assessment Form (SEQR) and completed Parts 2 and 3 of the SEQR. A motion was made by B. Evener to approve the proposal as submitted, and to forward the application together with the completed SEQR forms to the County Planning Board. Upon approval by the County Planning Board the application would be returned to the

Planning Board for further review and recommendation to the Zoning Board of Appeals for final approval; 2nd by K. Berretta; motion carried unanimously.

Next Meeting: The Board's next scheduled meeting date is April 5, 2021 at 7pm.

Motion was made by K. Berretta to adjourn the meeting at 8:05pm; 2nd by D. Walker; motion carried unanimously.