



**VILLAGE OF SODUS POINT**  
**PLANNING BOARD**

**PO BOX 159 / 8356 BAY STREET**  
SODUS POINT, NY 14555

**April 20, 2020**

**Members Present:** A. Hayslip, K. Berretta, T. Jones, D. Walker, L. VanGee, B. Kedley, B. Evener.

Meeting called to order at 7:00 PM by Chair Hayslip. The meeting was conducted by a Zoom video in compliance with the stay-at-home orders.

There is a quorum. Ad hoc B. Kedley will vote at this meeting.

Minutes from 3/16/2020 were approved with minor correction. Motion made by D. Walker 2<sup>nd</sup>, B. Evener.

*CEO Druschel noted that the proof of publication and posting of the required legal notice were in the "Times of Wayne County"*

**Applications:**

**Jason Karensinski-7317 Route 14 Sodus Point, NY 14555**

Mr. Karensinski presented his site plans to remove existing cottages and rebuild a 48' x 53' 2 story cottage on a portion of existing footprint 6' from the North property line where 12.5' is required. Also is applying for a break wall topper to follow property lines and fill behind to a level of 251, grading the ground to capture all storm water on their property. Chair Hayslip opened the floor to Board questions and comments. At this time, it was determined that the rear set back from the shallow end of the shoreline will be 28.52 and the structure will still be within the footprint of the current house, 6' from the property line. At this time, the 2 properties have not yet been merged on property maps. Chair Hayslip noted that any approval is contingent on the previously approved height from the Zoning Board and CEO Druschels approval and the energy code compliance review of final site plans. Chair Hayslip then opened the floor to public discussion. No public present. Floor discussion closed. Motion to approve contingent on the previously approved height from the Zoning Board and CEO Druschels approval and the energy code compliance review of final site plans. Motion made by A. Hayslip, 2<sup>nd</sup>; T. Jones. Motion carried unanimously.

**Lynn Carlyle- 7907 Central Ave. Sodus Point, NY 14555**

Mr. Carlyle presented his application to install a wire fence and posts to contain his large dog around property 6' tall where 4' is allowed. Mr. Carlyle stated that he lets his dog out from his deck area and that the fence would not be a fence around his entire yard, just a section off his deck area. The fence is a metal fence with green vinyl coating. Chair Hayslip noted that the fence would need approval from the Zoning Board if recommended to them from the Planning Board. After the floor was opened up to the Board by Chair Hayslip for questions and comments, Board member Berretta requested that it be stated in the minutes that the only reason it would be allowed from the Planning Board is because Mr. Carlyle has no neighbors that would have it in their view. Motion made to recommend the application to the Zoning Board as presented. Motion made by B. Evener, 2<sup>nd</sup>; D. Walker. 4 ayes. 1 nay.

**Garry Crippen- 8161 Morley Road Sodus Point, NY 14555**

Mr. Crippen presented his preliminary site plan to build a 48' x 36' 3 car garage on his vacant lot. Mr. Crippen would use this garage to store his tractor, jet ski, and boat. Mr. Crippen meets the required setbacks. The garage would be put to the rear of the lot, with landscaping around it. Chair Hayslip opened the floor to Board questions or comments. After a discussion it was determined that the pole barn would be of metal material with 2 tone conservative colors, at this time the Board expressed their concerns of it being of metal construction, stating that they would like to see it made of another material. Mr. Crippen also stated that the building would not be used for storage rental, to be used by him personally. The overall height of the building will be 24' and the doors will be 14w x 12h. Mr. Crippen would like to build the garage behind the existing slab because he would like to have the ability to build a small ranch on the existing slab in the future potentially. Board member Jones expressed his concern of a window for ventilation. Mr. Crippen agreed that a window for light and ventilation should also be installed. The structure will be a single story with no loft. Motion to approve preliminary site plan review. Motion made by T. Jones, 2<sup>nd</sup>, K. Berretta. Motion carried unanimously.

**Daryl Walker- 7432 Route 14 Sodus Point, NY 14555**

Mr. Walker presented his application to add a 1' break wall topper with a 2-3' splashguard to his existing break wall. Mr. Walker has DEC approval. The construction will be a cinder block top with rebar. The addition will be completed by Mr. Walker. The topper will be a little shorter than the neighbor's existing wall, so it does not block the view of the water. Motion to approve the application with the WAF form completed and approved by the Board. Motion made by T. Jones, 2<sup>nd</sup>, B. Evener. Motion carried unanimously.

**Discussion Portion of the Meeting:**

Chair Hayslip stated that she had contacted neighbors surrounding the Arney's Marina, now owned by Brandon Martin so a discussion could take place as to the construction and other areas of concern from the neighbors. In attendance were: Penny Darby, Laurie Hayden, Amy Godfrey, David and Joan Brandt (presented letter of concerns from neighbors), Cheryl Bruni (stated that she would like to see Mr. Martin

held accountable for any comments he made tonight), Bob Vanee, Bob Dewolf, Bill Kallusch, Maxine Appleby and Brandon Martin. Chair Hayslip noted that the meeting was for informational purpose only, not open for general discussion. Points of discussion were:

The tree removal

Boat slips and repairs

How the new building will be a sound barrier also.

A gravel and stone area by the building will be a boat parking area.

Driveway entrance on South Shore Road.

The main point of discussion seemed to be the entrance on South Shore Road. This causes much concern with the neighbors and raised some questions from the Board also. The concerns of the neighbors was the noise created from the large construction trucks coming and going using the South Shore driveway, the dust created from the dirt and gravel the fact that South Shore is a residential area and the residents in the area feel that the use of this residential road for the heavy construction equipment is not necessary as the Marina has 2 entrance/exits on Route 14. Concerns from the Board were if the South shore Road can handle the weight of the construction trucks, and that this road is the property of the Village and is a very narrow road. It was also pointed out that this entrance/exit is not necessarily need as an access point for emergency vehicles as the Marina does have 2 points of entry from Route 14. Many concerns and questions regarding this access point from the Board. Mr. Martin did state that the access road to South Shore is not intended for everyday use for his trucks or general use, he has plans to put in place a movable barrier to prevent this from becoming an everyday access roadway. Mr. Martin also stated that he has made this driveway narrow but could make it wider if he wanted. His plans are to create a nice stone wall on the sides of this driveway for a better look and eventually landscape the entire area of the Marina. Residents were able to speak for 2 minutes regarding their concerns. Dave Brandt and Cheryl Bruni spoke of their concerns. A letter from Dennis Lewis was read by Chair Hayslip. By the end of the discussion it was decided that Mr. Martin keep the Board informed of any changes in his original plans, to stay in compliance of his approval.

Three emails sent by neighbors concerned about Mr. Martin's changes are attached to the minutes.

Motion to adjourn meeting at 9:00. Motion made by T. Jones, 2<sup>nd</sup>, B. Evener. Motion carried.

**Next meeting May 4, 2020 at 7:00pm.**

