



Planning Board meeting minutes Oct 18, 2021

Members Present: Bruce Evener - Chair, Daryl Walker, Tim Jones, Kathy Berretta

Bill Kedley, Bill McKee (ad hoc)

Members Absent: None

Staff Present: Kevin Druschel, CEO

**Chair Bruce Evener** noted that the proof of publication and posting of the required legal notices were made in the "Times of Wayne County" and on the Sodus Point Village Web Site

Note: The meeting was conducted on a hybrid basis with Board members and some attendees in person and ZOOM. Total 26 present via in person and ZOOM

In the absence of the clerk, minutes were taken by K. Berretta and T. Jones.

**Planning Board Meeting on October 18, 2021 was called to order at 7:00 P.M by Chair Bruce Evener.**

Minutes of the October 4, 2021 meeting were questioned by the accuracy of the minutes by one of the parties that was involved in the October 4, 2021 Planning Board meeting. Chair B. Evener and B. Keldley will review the audio recording of the meeting with Kevin Druschel, CEO and Mayor Dave McDowell. After Review it will be brought back to the Planning Board for approval.

Chair B. Evener read a letter to the Board that was submitted by Maxine Appleby. Letter will be filed with the October 18, 2021.

#### **Applications:**

**Final Site Plan Review: Richard Hinkley, 7399 Route 14 Sodus Marina.** Richard Hinkley presented his final site plan to construct a 200' x 60' pole barn storage building, for boats. (CODE 190-49)

Request from Zoning and Planning Boards to install a gate between Krenzlers and Hinkley's property so emergency access can be provided between properties. Mr. Hinkley stated he did not have a problem installing a gate but the Krenzlers needs to clean out the area in order for vehicles to be accessible. The ask for a fire hydrant installation, Mr. Hinkley stated that he was told that it was not necessary. CEO, K. Druschel stated that the fire hydrant will be dependent on Dave Secor and New York State regulations. Egress door will be installed on the north side east end of the building.

Motion was made by D. Walker that the final site plan be approved on the contingency of a fire hydrant placement from NYS regulation is necessary, and a gate to be installed for emergency vehicles, and an egress door to be added on the north side east end of the building and that the 2nd by T. Jones; motion carried unanimously.

A motion was made by D. Walker to amend this request. Planning Board is NOT approving the expansion of the RV park but it does appear on the SEQR as a future project. SEQR was approved as written. 2nd by T. Jones; motion carried unanimously.

**Preliminary Site Plan Review, Gary Brunie 8198 South Shore Rd.** Gary Brunie presented his preliminary site plan to construct 8' x 12' shed, 3' from the property line where 8' is required and 2'6" from the rear property line where 12'5" is required. To construct a 4'x26" deck (CODE 190-49, 190-11) Siding will match the house.

Public Comment was open: Joan Zerbe Brandt spoke and did not have a issue with the shed being close to there property.

Motion by Bill Kedley to forward this application to the Zoning Board with our recommendation approval subject to the reduced setback to the rear property line and the reduced setback to the side property line. 2<sup>nd</sup> by D. Walker; motion carried unanimously.

Planning Board was not required to vote on the deck. Bruce Evener made a motion to approve the deck that was on the same application, 2<sup>nd</sup> D. Walker; motion carried unanimously.

**Special Use Permit Review: Jennifer Evans, 8487 Greig Street.** Jennifer Evans presented her request to open a retail business and service for seasonal recreational equipment rentals such as kayaks, paddle boards, canoes and bicycles. Retail business will carry souvenirs, gifts and fishing merchandise along with drinks and snacks. The merchandise shop is roughly 1800 square feet (CODE 190-8, 190-49) The water toys will be stored in a see-through fence area for security. Building will be remodeled to hold merchandise. Outside appearance will be improved. Ample parking for retail and recreation.

Public Comment was open: B. Martin spoke positive about the project.

Motion was made by D. Walker to approve the Special Use Permit to open a retail business and service for seasonal recreational equipment rentals along with the Short Form SEQR, 2<sup>nd</sup> T. Jones; motion carried unanimously.

**SEQR Part 2 Review Marians Tide Side Marina 7250 Rt. 14, Sodus Point** B. Martan presented a slide show of what he presently has on his Marina and what he is asking for was necessary to accommodate the lack of boat slips in Sodus Point.

Public Comment was open: Dennis Lewis the neighbor of Martians Tide Side Marina, had no issue with the extension of the Marina. Dwayne Evans agrees there is a need for the extension of the Mariana because he believes there is a lack of boat slips. Phil Leone spoke in favor of the project, and added if the DEC and Army Core of Engineers and other Government agencies approve the extension of the docks then it should be approved. David Brandt was concerned about the boat storage and parking space. Concerned about the public boat launch will be a safety issue with extending of the docks. Concerned about room for boat sales. Concerned about excess to South Shore Road. Laurie Verbridge states to follow the Code. If it meets the Code do your job. If it is not meet the Code do your job. Joan Zerbe – Brandt Does not accept this project and is concerned about if there is really a need for more docks. Bud Bristol stated that we absolutely need this extension on the Marina. He believes this will increase our home value and give job opportunities to summer jobs. Also, will help the fishing boat congestion. Public Hearing Closed.

SEQR Part 2 Full SEQR

Mark Costash was brought to the table. Emma Oakes on ZOOM

Kathy Berretta proposed after a 2.5-hour Planning Board meeting that the SEQR Part 2 be tabled to a later date because of the seriousness of this Full SEQR Form.

All were in agreement to Meet on Friday, October 22, 2021 at 12:00 and 72-hour notice will be advertised for Public Hearing.

**Preliminary Site Plan Review, Brandon Martin, 7118 Route 14, Sodus Point NY 14555.** Brandon Martian presented that he is asking to change the vacant land to be used as a commercial parking lot for boat and vehicle parking. (CODE 190-8, 190-49)

Board members comments. T. Jones read a letter from the Chief of the Sodus Point fire department, Mark Jones Jr, stating that there is no fire risk after performing a fire hazard evaluation.

Daryl Walker raised the question if this is allowed? Code states it is allowed. Bill Kedley asked what the definition of a commercial parking lot. Village Code does not have a definition of a parking lot. It was asked from the Board to ask the Village Attorney of the definition of Parking Lot. Planning Board will submit questions to the Village Attorney to clarify some items. Brandon will be parking boats and trailers, cradles and cars on the property. Bill McKee had a concern about the landfill that was placed if this will cause any future problem with the land and water. B. Martian and M. Costich stated that the DEC had to approve the landfill to be dumped. DEC should have a record of approval through the village. B. Evener is concerned about the plants that were planted to provide a screening. These evergreen trees will not provide a screening as requested from the Planning Board. Because of the plants on the high mound plantings will need watering. B. Evener proposed that an engineering analysis to review erosion control and drainage. CEO will ask the Village Attorney who is responsible for the analysis. Board decided that it is not necessary to have an engineer analysis. B. Kedley stated that the slopes are unfinished. B. Martian does not have any plans at this time to finish the slopes, but will plan to finish the back side of the slope. B. McKee asked about the time frame to finish the project and B. Martian asked the board to give him a time of completion but also asked the board to give him ample time. B. Kedely and B. McKee is concern about the gate way to the village and its appearance. B. Evener read a letter that was presented by John Hayslip to the Board. Letter will be files with the Planning Board Minutes. Public Hearing was open: Phil Leone spoke on the LCR Zoning Code that people are letting the word residential get in the way. We need businesses to come to Sodus Point. Dave Brandt asked about the DOT approval to Rt. 14. LCR division line? He is not in favor of the Commercial Parking Lot. Laurie Hayden asked about the LCR division Line and the tax documents. Where the line begins and ends. Her concern goes further and further to the East. Maxine Appleby believes that the Code does not allow boat storage and that the Planning Board can put conditions on the Application. Joan Zerbe-Brandt is concern about the environment and the landfill that is being dumped.

B. Martian is asking if he can change his permit to a Special Use Permit?

B. Evener will be talking to the Village Attorney therefore the application will be tabled until Friday, Oct. 22, 2021 @ 12:00

D. Walker made the motion to table this application until Friday, Oct. 22 2021 at 12:00 at the special Planning Board Meeting 2<sup>nd</sup> by K. Berretta

T. Jones made the motion to adjourn the Oct. 18, 2021 Planning Board Meeting, 2<sup>nd</sup> by K. Berretta

The meeting was adjourned at 10:18 pm.