



## VILLAGE OF SODUS POINT

### PLANNING BOARD

PO BOX 159 / 8356 BAY STREET

SODUS POINT, NY 14555

#### Meeting of January 26, 2022

**Members Present:** Bruce Evener, Chair, Tim Jones, Daryl Walker, Kathy Berretta, Bill Kedley, Bill McKee (ad hoc)

**Members Absent:** none

**Staff Present:** Kevin Druschel, CEO, Laurie Verbridge, Village Trustee, Mark Costich, P.E.

Applicants and guest: Mr. Martin, Sue Bassage, James Taylor, Laurie Haden, Joan Zerbe-Brandt and David Brandt

The meeting was called to order by Chair Evener at 7:00 pm. A quorum was established. The meeting was conducted via Zoom with all attendees joining remotely. Due to the absence of a board clerk, minutes were taken by Bill McKee assisted by T. Jones.

Appropriate announcements were published in the *Times of Wayne County*.

Minutes of the January 19, 2022, meeting were reviewed by the Board with no corrections. A motion to approve the minutes was made by T. Jones, 2<sup>nd</sup> by K Berretta; motion carried unanimously.

#### **Special Permit Review, Brandon Martin, 7254 Route 14, to construct 104 new dock slips at existing marina. (CODE 190-49, 86-23, LWRP Review)**

Mr. Martin restated his request for a Special Permit giving a general overview of his expansion project.

Chair Evener opened the floor for public comment. The following comments were offered:

James Taylor – Asked Mr. Martin about support of a proposed NO-Wake zone in that area of the bay. To which Mr. Martin said that he would. Mr. Taylor asked about the depth of the dredging and what the parking layout would be. CEO, Druschel put the site plan up for Mr. Taylor's review.

David Brandt – Expressed concern that it was still unclear as to how the site was going to accommodate the parking of trailers, construction equipment and materials.

Laurie Hayden – wanted to know how and when the dredged materials would be tested. The chair explained how the DEC had set up the testing procedure.

Joan Zerbe-Brandt – wanted to stress that testing for materials left from the coal operations on the bay was very important even before dredging started.

Laurie Verbridge – commented that she felt like the Planning Board is doing their job in following all the processes in reviewing this application.

The Chair closed the public comment period and read an outline of Conditions (attached) listed in the SEQR for the Marina Site.

Bill Kedley asked for clarification if the final site plan will have all of the engineering spec. for the dewatering area including the easement documentation for water run-off to the adjacent property.

Kathy Berretta asked if any picnic area had been considered for docking customers. Mr. Martin said that such an area was not in his plans. She went on to ask about Mr. Martin's plans for Jet Ski docking. To which Mr. Martin expanded that currently jet skis have a docking area and that would not change.

Daryl Walker moved that the Special Permit Review be forwarded to the Zoning Board with the attached list of conditions. Kathy Barretta second; motion carried unanimously

**Preliminary Site Plan Review, Brandon Martin, 7118 Route 14, to change the use of vacant land to be used as a commercial parking lot for boat and vehicle parking.(CODE 190-8, 190-49)**

Mr. Martin gave a brief description of the site plan.

Chair Evener opened the floor for public comments. The following comments were offered

Laurie Hayden questioned if the parking area would extend into the "R" zoned portion of the property.

Joan Zerbe-Brandt requested that all correspondence regarding this project be made public.

Chair Evener closed the public comment period and read an outline of Conditions (attached) for the CPLS.

Bill Kedley asked that the condition show that the plan show that fill would be used on the slope side of the parking area where ground cover is to be planted.

It was stressed that the line showing the boundary between the CL zoning and the R zoning be clearly marked on the site plan.

There was a lengthy discussion of a need for a time line for the finishing the project prior to allowing use of the parking lot as proposed.

The Board decided that absent a further application by Mr. Martin to obtain specific relief from the Planning Board relative to use of the CPLS prior to completion of all specified work, use of the CPLS may not commence until all work has been performed and all conditions have been met.

Chair Evener suggested that an alternative survey method other than a topographical survey could be used as Part of the Conditions. After comments from Mr. Costich the condition was left as is.

Bill Kedley moved that the Planning Board provide preliminary approval of the revised CPLS plan subject to the various conditions listed (on the attached), for presentation to the Wayne County Planning Board for consideration of their re-review of the proposed plan. Seconded by Tim Jones. Motion passed unanimously.

Motion was made by T. Jones to adjourn the meeting at 8:25 pm; 2<sup>nd</sup> by K. Berretta; motion carried unanimously.