



Planning Board (PB) Minutes, 11-7-22 Village of Sodus Point, NY

Members Present: Bruce Evener (Chair), Kathy Berretta, William McKee, Daryl Walker, William Kedley

Staff Present: Keven Druschel, Code Enforcement Officer (CEO), Linda Youngman – Clerk

Present: B Evener asked attendees to sign in when arriving, Laurie Verbridge, Daniel Pope (zoom), Matthew Corina, Jay Barron, Joshua Jerome, Bruce Carey (zoom)

Establishment of a Quorum: A quorum was established with members and others present in person and via Zoom.

Announcements: Advertisement of the meeting was published in the Times of Wayne County and posted on the Village website.

Call to order: The meeting was called to order by Chair Evener at 7:00 pm.

Review minutes from previous meetings: 10-17-22 minutes review was postponed until next PB meeting.

Preliminary Site Plan Review, 8528 LLC, 8528 Greig Street to construct a 7'6" x 34' addition per stamped plans. Also adding a 7' block wall with mural per site plan on property line. (190-49, 190-22(g.), 121-5)

Chair Evener said this proposal was reviewed by the ZB and met with their approval. The plans were confirmed by Kevin Druschel and revised floor plans met all safety codes. Chair Evener asked if there were any more questions/comments from the PB or from the public. There were no comments from the public. Chair Evener asked for a motion. Daryl Walker motioned to approve, William Kedley seconded, the motion passed unanimously.

Voting record:

Chair Evener-yea, Kathy Berretta-yea, Bill Kedley-yea, Bill McKee-yea, Daryl Walker-yea

LWRP Review, Sodus Bay Yacht Club, 7491 Irwin Street, to construct a breakwall and fill pier per DEC Permit to an elevation of 250'. (121-9 breakwall permit, LWRP-waterfront consistency review). Breakwall and raising of concrete per DEC approval.

Jay Barron presented on behalf of the Yacht Club. The work proposed relates to a portion of the Yacht Club property known as Eaton's Landing. Mr. Barron pointed out that several sections of the existing sheet piling needs to be replaced with new sheet piling following the footprint of the existing structure. The new sheet pile will be raised to an overall height of 250' and fully backfilled. At this time it is not clear whether the existing electrical supply and pump out station would be replaced. Chair Evener said this proposal was approved by the DEC.

The Waterfront Assessment Form (WAF) was completed.

Chair Evener asked for a motion. W Kedley made the motion to approve the application with the WAF attached, W McKee seconded, all in favor, the motion passed unanimously.

Voting record:

Chair Evener-yea, Kathy Berretta-yea, Bill Kedley-yea, Bill McKee-yea, Daryl Walker-yea

Preliminary Site Plan Review, Bruce Carey, 7559 N. Ontario Street, to construct a 46'x60' pole barn 1.3' from south property line where 12.5' is required with 22.3' of the structure on an existing footprint. (190-11, 190-18, 190-49)

Bruce Carey spoke about the proposed new barn It would go in the same place as the old barn but extend further to the west. He doesn't want to move the new barn too close to the house. He agreed to move the barn 6 feet off the southern property line. Bruce Carey said there would be a ceiling but not a second floor and a concrete floor. Bruce Carey said the front of the new car barn would match details of his house.

Chair Evener asked about a service door and ventilation. Bruce Carey said there would be no windows. He didn't want to risk break-ins. Chair Evener pressed for windows that could be opened due to concerns about gas fumes. Bruce Carey said he would add two windows on the south side. Kevin Druschel agreed saying this would provide additional light and ventilation as needed. Bruce Carey agreed. Chair Evener asked for public comments. Laurie Verbridge agreed with this proposal and said thank you for contributing to an improvement in the community.

Chair Evener asked for a motion. D Walker made the motion to approve the application together with the changes to add two windows and moving it six feet off the property line. W Kedley seconded, all in favor, the motion passed unanimously. The proposal will need to go to the ZB

Voting record:

Chair Evener-yea, Kathy Berretta-yea, Bill Kedley-yea, Bill McKee-yea, Daryl Walker-yea **Planning Board Review**, Hot's Point SP, LLC, 8482 Greig Street, to reopen Hot's Point with new hours and under new ownership per business plan (190-8)

Mr. Jerome was asked to present his plans for operating Hots Point. He talked about improving the menu, remodeling the dining area, improved signage and outside seating area. He also stated that they plan on installing a fence if they are approved for beer and wine sales.

Chair Evener asked for public comment. Laurie Verbridge said she was in favor of the proposal and that Joshua Jerome served on other community efforts.

Chair Evener wished Mr. Jerome good luck. K Berretta made the motion saying approval with review of signage at some point in the future, D Walker seconded, all in favor, the motion passed unanimously.

Voting record:

Chair Evener-yea, Kathy Berretta-yea, Bill Kedley-yea, Bill McKee-yea, Daryl Walker-yea

Old Business, Revisiting section 141

Chair Evener asked that PB members review the section 141 and asked them sent to him. K Beretta asked how their changes should be sent – she has a lot of changes. Chair Evener asked they be typed and sent electronically.

Chair Evener said he wanted to get the revisions to the Village Board by next month.

Chair Evener asked that all PB members keep their training up to date.

Motion to adjourn: Motion to adjourn was made by McKee, Walker seconded, all in favor, the motion passed unanimously.

The meeting was adjourned by Chair Evener at 8:13 pm.

The next PB meeting will be November 21 unless plans change.