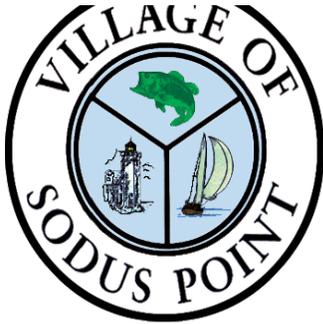


Planning Board (PB) Minutes,
2-27-23 Village of Sodus Point, NY



Members Present: Bruce Evener (Chair), Janine Fogarty, William Kedley, William McKee, Staff Present: Keven Druschel, Code Enforcement Officer (CEO), Linda Youngman – Clerk

B Evener asked attendees to sign in.

Others present: Bob and Penny Darby, Martha Lightfoot, Votie and Butch Apore, Phil Leone, Shawn Lorm, Maxine Appleby (zoom), Swift (zoom), Joan Zerbe-Brandt (zoom), David (zoom), Hedy Swift (zoom), Scott and MyLinh Johnson , Laurie Verbridge (zoom), John Wunder (zoom), Karen K (zoom), iPad 3 (zoom), Keri Wallenhorst (zoom), Elaine Allis (zoom), Karen K (zoom), Robert VanEe (zoom)

Establishment of a Quorum: A quorum of 4 was established.

Announcements: Advertisement of the meeting was published in the Times of Wayne County and posted on the Village website. Chair Evener also announced that *ad hoc* member Janine Fogarty would be voting in lieu of Kathy Berretta who is out of state.

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

Review minutes from previous meetings: 2-6-23 PB minutes were reviewed and approved. McKee motioned to approve, Fogarty seconded. Votes: Evener-aye, Kedley-aye, Fogarty- aye, McKee-aye

- 1. Preliminary Site Plan Review,** Scott Johnson, 7000 Route 14, Sodus Point to construct a 3600 Square Foot residential Structure and 4400 Square Foot pole barn per stamped plans. (Code 190-49)

Scott Johnson spoke saying they wanted to build a single-family home off Rte 14. Evener ask if the lot would be subdivided. Mr. Johnson indicated that he had no plans to do so .He added that the entryway to the property would be from across the fairway. Kedley questioned the height of the highest point on the structure. Johnson said the top of a single room on top of the two-story portion of the structure,(the tower) would be 30'. McKee questioned the tax map submitted with the application which showed and smaller lots– he asked about the tax bills on the Overlook Dr. property side – he asked about the tax bills. Johnson said the entire 17acre lot is and would continue to be one tax bill. Evener said we were only considering the house at this point, not the pole barn since stamped plans for the pole barn have not yet been provided

Evener opened the application for public comment. Maxine Appleby was asked about when they would be completing the construction. Scott said he hoped ASAP. Kedley said it was a great plan.

Fogarty motioned to approve the residential structure as posed, McKee seconded.

Voting record: Chair Evener-yea, Janine Fogarty-yea, Bill McKee-yea, Bill Kedley-yea

2. Final Site Plan Review, Peter Swift, 7589 5th Street, Sodus Point to construct a 1755 Square Foot residential Structure with a 978 square foot garage 8' from waterfront side where 25' is required, 8' from rear property line where 12.5' is required and 12.5' from the road right of way where 25' is required per plans. (Code 190-49)

Peter Swift spoke saying the proposed structure passed the zoning board review. They made some changes on setbacks as requested by the ZB. There were no questions from the PB. Kedley motioned to approve the structure as currently drafted, Fogarty seconded.

Voting record: Chair Evener-yea, Janine Fogarty-yea, Bill McKee-yea, Bill Kedley-yea

3. Planning Board Review, 7502 South Fitzhugh LLC, 7502 S. Fitzhugh Street, Sodus Point to convert church to mixed use temporary housing multifamily 1st floor and self-service laundry below grade. (190-8)

Chair Evener pointed out that while the PB did not have stamped plans, a request had been made for a preliminary review of the proposed plans for purposes of obtaining financing for the project.. Matthew Corinno spoke saying it would be an AirBnB with a public laundry downstairs. There would also be an extra storage area downstairs.

A question was raised as to whether a special permit was necessary for the proposed laundry. The CEO said a self-service laundry was a permitted use on the property whereas a commercial laundry would not be a permitted use.

Chair Evener said there were concerns about parking and about venting from the dryers. Matt Corinno said the dryers would be electric, not gas, and that venting could be internal to the property.

Chair Evener opened the application up for public comment. Several residents commented and expressed their concerns and opinions on the application. The general consensus of

those speaking was that it is good that the building was being saved and utilized. Most of the comments were in relation to the public laundry. Most of the expressed concerns are in relation to: parking (days and hours of operation), safety/security, not blocking the sidewalks, garbage ,providing an indoor waiting area/lounge for customers, outside lighting, and outside appearance.

W Kedley asked about utilization of the other parts of the land for boat and hoist storage and also mentioned that SP village residents are concerned about how the property looks as a gateway to SP. – Mr. Corinno responded that there is no other planned usage for the property and that it is his intention to make the parcel attractive.

Chair Evener again pointed out that said stamped plans need to come back to the PB for its review and approval of the project.

The CEO said the PB ultimately needed to approve any uses for the property. The CEO will draft an approved use letter for the project, including various conditions on the approval in the letter. Chair Evener said the conditions set forth at this meeting would include, but not be limited to – garbage handling, days and hours of operation, dog wash conditions (Matt said there would only be 1 dog wash spot), inside waiting room/ lounge area, keeping the sidewalks clear, parking diagram to be submitted to PB, evidence of parking approvals from the church or state be submitted to the PB, not changing of the use of the land resulting in drainage problems, venting the driers to the east away from the neighbors and sidewalk, down lighting outside, addressing issues of security, and maintaining the outside of the building and grounds in a manner that does not detract from the appearance of the neighborhood.

Based on the requested preliminary review by the Board, W Kedley motioned that the PB approve the receipt of the site plan application which includes permitted uses of the property per the existing village code. Said approval is conditioned upon the subsequent receipt of stamped plans and these plans meet village code requirements and various conditions that the PB discussed and that are set forth in the CEO's letter. The PB may require additional conditions based upon changes to the plans. Seconded by Fogarty.

Voting record: Chair Evener-yea, Janine Fogarty-yea, Bill McKee-yea, Bill Kedley-yea,

4. Mandatory Review, Martin Tides Side Marina Commercial Parking Lot Route 14.

Chair Evener reported that Mr. Martin showed up last week when the PB had to cancel the meeting at the last minute. Therefore, the Tidesides Marine continuation will be discussed at the next PB meeting.

Voting record: Chair Evener-yea, Janine Fogarty-yea, Bill McKee-yea, Bill Kedley-yea

Old Business: Chair Evener said the Berretta case will be discussed at the Mar 20, 2023 PB meeting.

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

The meeting was adjourned by Chair Evener at 7:52 pm.

The next PB meeting will be March 6, 2023 unless plans change.