



Planning Board (PB) Minutes, 3-6-23
Village of Sodus Point, NY

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

Staff Present: Linda Youngman – Clerk

B Evener asked attendees to sign in.

Others present: Joan Zerbe-Brandt (zoom), Jen Silva (zoom), Gregory Switzer (zoom), Laurie Verbridge (zoom), Peter Hallagan (zoom), Keri Wallenhorst (zoom), Sue Bassage (zoom), Brandon Martin (zoom)

Establishment of a Quorum: A quorum of 3 members was established (4 members attending).

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 7:02 pm.

Review minutes from previous meetings: 2-27-23 PB minutes were reviewed and approved. Kedley motioned to approve; McKee seconded. Votes: Evener-aye, Kedley-aye, Walker-aye, McKee-aye

1. **Preliminary Site Plan Review**, Peter Hallagan, 7579 Fourth Street, to deconstruct and then reconstruct on the same footprint but add a second story per stamped blue print plans. Neighbor to the N is 7581 Fourth St, neighbor to the W is 7576 Fifth St. (Code 190-49)

Peter Hallagan spoke saying he wanted to remove the existing porch and reconstruct a front porch but adding a second story per plans. Chair Evener asked about wiring and would the new construction fit with existing wires above. Peter said he was seeking construction help with that. Kathy Berretta asked about the second story balcony fitting in the required footprint. Peter said the balcony would be less wide than the existing by about 2 ft (the drawings indicate 3 ft 2nd story balcony over existing 5 ft space). Kevin Druschel, the CEO, had previously said the 2nd story balcony footprint requirements would be the same as if it was on the first floor. Chair Evener said he would recommend Peter Hallagan's proposal to the Zoning Board and ask for their recommendation. Kathy verified that the new construction would just be two stories. Peter said the 2nd story would provide a view of the lake and provide a reading space. B. Kedley asked if the height would be below the 30 ft mark – Peter confirmed it would be below 30 ft. The PB asked for the heights for the next

PB meeting.

Chair Evener opened for public comment, no comments. D. Walker motioned to approve, B. McKee seconded. The motion passed unanimously.

Peter Hallagen asked if the next step was to go to the Zoning Board – Chair Evener said yes, probably at the next meeting next week.

Voting record: Chair Evener-yea, Daryl Walker-yea, Bill McKee-yea, Bill Kedley- yea

2. Mandatory Planning Board review of Martins Tide Sides CPL

Chair Evener asked for an update on the Tideside projects. Brandon Martin spoke. The current work on the docks is planned to wrap up in April. Brandon Martin said the main area for fuel stations should be completed before the next season starts. What isn't completed on the dock expansion will be completed at the end of this year's season. Dredging will not occur this season. The Chair Evener asked about parking for next spring. Brandon Martin said it would be the same as last year. Chair Evener asked to have some weeds removed near the parking area. Chair Evener asked if the two properties at the marina had been combined – Brandon said not yet. Chair Evener asked that that be completed ASAP. DEC needs to approve the Stormwater Pollution Prevention Plans (SWPPP) before additional work can be completed. B. McKee asked when the SWPPP would be completed – Brandon said the SWPPP should be done by April. Chair Evener said it would probably be another year before the additional planned work could be completed. B. McKee asked for these comments to be reflected in the minutes so that the public is aware of timelines for completion. Chair Evener said the minutes would so reflect.

Old Business: Chair Evener said the 141 Property Maintenance details are available on the Sodus Point Village website. Public comments can be addressed to the Village of SP Clerk, Tracey Durham, at tdurham@soduspoint.info.

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

The meeting was adjourned by Chair Evener at 7:23 pm.