



## Planning Board (PB) Minutes, 4-3-23 Village of Sodus Point, NY

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

**Staff Present:** Linda Youngman – Clerk (in person), Village of Sodus Point (Kevin Druschel) (zoom)

B Evener asked attendees to sign in.

**Others present:** Laurie Verbridge (zoom), Sue Bassage (zoom), Bruce Carey (in person), Scott Johnson (in person), Brandon Martin (zoom), Guest, iPad 3, Joan Zerbe—Brandt, Sue Bassage (zoom), Phil Leone (in person), Theresa Griffith (in person), Lynn Duryea (zoom)

**Establishment of a Quorum:** A quorum of 4 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 7:03 pm.

**Review minutes from previous meetings:** 3-20-23 PB minutes were reviewed and approved. McKee motioned to approve; Fogarty seconded, the minutes were approved.

Votes: Evener-aye, Fogarty-aye, Walker-aye, McKee-aye

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

Scott Johnson's proposal is to construct a 3,600 sq ft residential structure and 4,400 sq ft pole barn per stamped plans. Neighbor to the N is 7081, 7079, 7077, and 7086 Hillside, neighbor to the W is 7042, 7060. 7017 Rt 14, neighbor to the E is 7046, 7061, 7070 Overlook and neighbor to the S is 7637, 7636, and 7229 Fairways. (Code 190-49)

Scott Johnson spoke saying he was here for the final approval on a house and barn. Chair Evener said the driveway was started and asked if Scott Johnson had any changes to submitted plans - barn board instead of metal. Chair Evener asked if there were any questions.

Fogarty said there would be a slight adjustment to the door location and motioned to accept, with the adjustment to the doors. McKee seconded, the motion passed unanimously.

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

2. **Final Site Plan Review**, Bruce Carey, 7399 Route 14, Sodus Point Stop Work Order Discussion, Silver Waters RV Park (Code 190-49)

Chair Evener said he would like to review matters. He said a gate would be across the north entrance to Rte 14 and the southern of the Rte. 14 entrance would be left open to provide a second egress. There are street lights but no extra lighting other than that on the buildings. Bruce Carey said people at the RV park would not like lots of extra lighting. Signage will say Silver Waters and be very nice looking. There will be storage out back, lots 25-30 would be back at the end of the property and this is where storage would be and not near the road.. Landscaping would be very nice and will start this year. Chair Evener would like to see the landscaping plan before the RV camp is opened – Bruce Carey agreed. Chair Evener also asked that park rules be sent to the PB before the RV park opened.

Walker asked about the timeline for completion – Bruce Carey said it might be next spring or later – he doesn't want to open until things are right. He wants it to look right. Chair Evener asked about 2 parking spots per site for vehicles – Bruce said correct. McKee and Fogarty did not have questions. Walker motioned to approve, Fogarty seconded, the motion passed.

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

3. **Preliminary Site Plan Review**, Dale Brothers, 7924 Lake Road, Sodus Point to construct a 40'x30' Garage per plans. (Code 190-49)

Dale Brothers plan to build a 40'X30' metal garage per plans. Neighbor to the N is White Birch, neighbor to the W is 7920 Lake Rd, neighbor to the E is 7936 Lake Rd and neighbor to the S is 7920 Lake Rd.

Theresa Griffith spoke saying they will build 12 ½' from the property line as requested by the CEO. Chair Evener asked about windows for ventilation. Teresa asked what the PB wanted. Walker said the plans show a window in the diagrams. Also, one larger door and two smaller doors. Fogarty said she was more comfortable with at least one window, McKee agreed. McKee asked the CEO if the application should be changed as it now says Dale Brothers. The application should give the name of the property owner (Theresa Griffith, 585-703-6271). There were no other questions from the PB. Chair Evener opened it up to public questions – there were none. Walker motioned to approve with a window and the name changed on the application, Fogarty seconded, the motion passed. The proposal will be reviewed finally on the 17<sup>th</sup>.

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

4. **Fence Review**, Lynn Duryea, 7104 Central Ave, Sodus Point to construct a 3' high by 47 feet long split rail fence per plot drawing. (Code 190-22(g.), 121 Fences & Walls) Neighbor to the N is 7114 Central Ave, neighbor to the W is 7115 Central Ave, neighbor to the E is 7107 Bayview Dr and neighbor to the S is 7102 Central Ave.

Lynn Duryea said it was a split rail fence on the east side of the property and east side of the driveway. In the winter, people can't tell where the driveway is. She wants to better define the driveway. The other side has a big maple tree. The fence would be 3' by 47' long in pine – split rail style. There were no questions from the PB. Chair Evener asked for public comments – there were none. McKee motioned to approve, Walker seconded, the motion passed. Lynn Duryea asked Kevin about the permit – she also asked if Kevin could mail the

permit to her. He said he would mail it.

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

**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](mailto:tdurham@soduspoint.info).

**Motion to adjourn:** Motion to adjourn was made by B. McKee, Janine Fogarty seconded, all in favor, the motion passed unanimously. The meeting was adjourned by Chair Evener at 7:27 pm.