



ZB (Zoning Board) Minutes, 3-13-23 Village of Sodus Point, NY

ZB Members Present: Thomas Johns (Chair, zoom), Sue Bassage, Laurie Hayden, Mark Ketcham (ad hoc)

Staff Present: Code Enforcement Officer (CEO) (zoom), Kevin Druschel, Linda Youngman – Clerk
Bruc

Others present: Laurie Verbridge (zoom), Kathy's iPhone, Stacey Cunningham, Diane Altmire, Julie's Ipad, Katie Tierney, Jason, Tam, Carol, Tannor Remington (all on zoom), Bruce Carey, Cecilia Carey, Stephanie Carey, Phil Leone (the last four in person)

Announcement: The advertisement of the meeting was published in Wayne County Times and posted on the Village website.

Establish Quorum: A quorum of 3 was established. Three full-time members were in attendance, and Chairman Johns appointed ad hoc Mark Ketcham to participate in discussion and vote. The meeting was conducted in person and via Zoom with some public attendees joining remotely.

Call to order: The meeting was called to order by Chair Johns at 6:58 pm.

1. Special Use Permit, Bruce Carey, 7399 Route 14, Sodus Point to construct to construct a 48-unit RV Campground per Plans. (Code 190-8, 190-69)

The proposal is to construct a 48 lot RV camp site, tearing down 4 townhouses, and renovating 3 existing structures into recreational facilities. Neighbor to the N is 8241 Selltell St, neighbor to the W is 7399 Route 14, neighbor to the E is 7406 Route 14 and neighbor to the S is 7399 Route 14.

Bruce Carey said there will be luxury RV camps with pickleball courts, a laundry center, pool, hot tub, pool, etc.. Bruce said there will be two entrances, both large. There are two fire hydrants already on the property. Bruce said it will be open some time from April to October. Roads will be 20 feet wide. Each campsite will have 2 parking spaces. There is

additional parking around the office, club house and laundromat. There will be 80 other parking spots for the people who have boats at the marina. He will lease these parking spots for \$500 per season. He won't need all of the parking that will be available. Brandon Martin will rent docks. Tom Johns asked if there would be parking between Franklin House and the condos – Bruce said yes. Bruce does not envision that people with RVs would use the extra spaces – they would have two parking spaces near each RV plot. The slabs are 45 feet long, so there might be 2 extra parking spots if a rig backs in and is not too long. This would be seasonal – people would not stay year-round. Hopefully, people would stay as transient or a month or so at a time. Bruce said you cannot foresee everything. There may be a hotel coming in some day. There will be a dumpster in the back with arborvitae around it. Tom asked about burying the water line, and Bruce said yes; the buildings won't be used after shut down for the winter. There would be a water vault and water shut down during the winter months.

Tom Johns said he hoped it would be all planned out Tom said it is a big deal for Sodus Point. From Oct to April, Bruce anticipates the RV camp being vacant. He said his friends may keep their RV there during the winter months.

Tom Johns opened it to public comment. No comments from the room. On Zoom, Julie VanGee asked what the operation would look like from the road – Bruce said better than it does now. He said we're all done with the condos. Julie was concerned about having enough parking. Tom Johns said he was concerned about parking, also. Bruce said you don't have to worry about it – he won't let people park on his property, He won't give people permission to park where they shouldn't – they will need to park in approved parking. He also said that he will be purchasing ornamental gates, which have been ordered, to delineate the access point. Bruce said they plan to provide transportation for his campers to get a lift down to town and back to the RV camp. He will make sure the presentation will be acceptable. Julie said she would like to see what is planned before it happens. Bruce said the plans have been with the village for a while. The CEO said a copy of the plans is on the Village website.

Kathy Berretta asked if Bruce had purchased the property. Bruce said yes, it is his property. He sent the deeds to the Village Hall in fact. Laurie Verbridge said she was concerned about the boaters' parking. She asked if this was not a prescriptive easement, since it had been used for more than 10 years. Bruce said no – easement was established only to bring boats to and from the dock area. the easement for parking is only for people to park out back. She also asked if the area was wide enough, and whether there will be appropriate lighting for people going past the RV park into Sodus Point. She asked about a public pier and pointed out there would need to be a crosswalk across Rt 14, to be approved by the State. – Bruce said that was not part of what they are planning right now.

Tom Johns said when the Sodus Marina put in the dock there had to be provisions for parking for those using the dock. He remembered egress requirements. Bruce said after the bankruptcy went through, the property was split into 3 pieces. Bruce stated he has the easement for the transportation of boats but not parking. Tom concurred that there is a legal easement for the movement of boats into and out of the dock area, and forth, that will remain. Bruce advised the entrance to the RV park will be on Sentell St, not Rt 14, and there will only be one direction for movement. They will put a cable across so that people can only enter from Sentell St.

Henry Myer, who has a boat at Sodus Marina asked about the magnitude of this. There are about 150 boats in the marina. He said that cars will be parked everywhere, particularly on Sentell St. Bruce said that people cannot park on Sentell St. He advised that people would be able to rent a parking spot from him. There will be about 80 parking spots total. Karen Meyer asked about the lease pricing. Bruce said it would be \$500/season. If someone is parking illegally, Featherlys will tow them away. All parking spots will be striped and numbered. Boaters will be offered spots for rental. Bruce said they will be getting signs up soon.

Tom asked Kevin about leased parking spaces – would Bruce be required to have a separate special use permit to lease parking spots? Kevin checked as a commercial parking lot, it would require a special use permit so it can be controlled. Bruce advised there will be 80 parking spots for the boaters. There will be 96 parking spaces for the 48-unit RV camp. Tom Johns noted that the parking spaces for lease are not advertised in the current application; he said the additional 80 spaces for rental to boaters might need to be a different permit as a commercial parking lot. This might require a special use permit.

Four condos would be torn down except for three which would become the clubhouse, the office, and the laundry. Mark Ketchum said it was listed as a luxury RV park, but what constitutes “luxury?” Bruce said there would be full amenities, including laundromat, outside games, sauna, showers, pool, clubhouse, work facilities, workout space, blacktop parking lot, etc. Mark asked if the cost to rent there would also be higher since it would be a luxury RV park. (charging was more than \$60 or so). Bruce Carey said time will tell if people will be willing to pay the luxury charges for a luxury RV park (May, June, July, August would be the active months). Mark asked if the rental prices will come down if not filling up. Bruce advised that he can afford to wait it out – there are only 48 spaces.

Mark asked if someone came in there, parked their RV and said it was their home, how would Bruce evict? Mark said it was very difficult to get rid of tenants if they were determined to stay. This is a legal question. Bruce said that campers would sign a contract.

Bruce said don't worry about that

Tom asked if there will be a minimum number of nights – can a camper come in for one night? Can people could rent seasonally? Bruce said yes, if a camper wants to come in for one night, that will be allowed. He also stated there might be a couple of family members who would want to rent for a season, but he advised that these campers would need to pay for that privilege.

Tom asked about sheds. Bruce said that would not happen. There will be individual fire pits near the Pickleball court – tire rings will not be allowed near the camping rigs... Campers will be allowed to bring their own grills. Bruce said he will keep things nice. Bruce said he has looked every place to see what the luxury RV camps are like..

Mark asked about a guard – Bruce said he hadn't planned that or trouble. When asked about lighting, Bruce said they don't want street lights near the RV sites. The sites won't be less than \$100 to rent, but he doesn't know the price yet. Mark asked if payment would be by credit card – Bruce said yes.

Sue Bassage asked about entrances to the RV camp – will it be different for the cars parking for the marina? – Bruce said the RVs would come in via Sentell to check in. The gates would close off the big gaping hole near Rte 14 and the Marina doesn't use that entrance. Tom Johns asked if the area would be fenced in. Bruce said no, when people aren't there, he wanted critters to be able to move through the site.

Sue observed that it looks like 68 spots were shown on the diagram; Bruce said more can be put on the SW end of that area to bring it up to 80. Tom asked the CEO if the parking spots (10 x 20) near each of the 48-unit RV spots are up to code – CEO said they might be 10 x 15. CEO said they should be 10 x 20. Tom Johns asked about garbage cans. Bruce said they would not be allowed on the campsites; there will be a dumpster at the back of the site for trash use, so campers will be required to walk their trash back to the dumpster. Bruce Carey said he will not permit sheds on the campsite. He wants to keep the place eye-appealing, the grounds will look like a golf course.

Laurie Hayden asked about the setbacks – front on Rte 14 is 26 ft. Which condos will remain? Bruce advised the front 2 corner condos and other (facing the water) will be the clubhouse, laundromat and office. The other 4 condos will come down. How will utilities be paid? - Bruce said he will pay the utilities. Laurie said visitors will be aplenty, will they have access to amenities? Bruce said there will be no gates. They will suggest to their campers that they let them know about planned gatherings – but they do not currently plan big gatherings in the campsite. Bruce said they might offer Camp DeMolay for large picnics. He hoped they would have lots of visitors.

Laurie asked about traffic on the Rte 14 corridor – it seems like they would have more traffic in front of the campsite. Bruce gave the example of traffic for the summer concerts at the lighthouse – it will be more traffic but he feels Sodus Point can handle it. The CEO said the traffic would be mostly around Sentell and it was considered in their plans for many years. The CEO said the zoning board might want to talk with the lawyers about that. Laurie asked about following the village code for quiet time. Bruce said they would pay particular attention to that. When asked about lighting, Bruce said RV campers will not want additional lights put in. Lighting will be near the three buildings but not by the campsites.. Laurie said they might need to have a cross-walk in front of the RV campsite over Rte 14. Tom Johns said we might need police permission to plan a cross walk.

Tom Johns asked about plans for a public dock – is that part of the secondary plans? Bruce said he wants to put in a public pier as a secondary plan. He said he promised a public pier would happen at some point. He doesn't want to overwhelm everyone, he just wants to permit the luxury RV campsite to begin. Laurie asked about ensuring sufficient egress for emergency services. Bruce said the hydrants were already there and the roads are 20 ft wide, as are public roads, to permit emergency vehicles. The CEO said he would show the plans to the fire chief to make sure the plans would be up to code.

Laurie reviewed county recommendations-sewage be hooked to mains, dept of public health should be consulted to ensure plans are up to public health codes. Mark Ketcham said the county said no year-round residences should be permitted. Tom Johns said we need to meet the county's concerns – Bruce said he will go back to review the county letter tomorrow. Bruce said he wanted to start the project and asked if this would be an elongated thing. Tom said the ZB works in liaison with the planning board, and he said the ZB and PB could at least approve something so that Bruce could at least start demolition. The CEO said he wants to ensure what it is that the ZB wants – perhaps the ZB could list what it is they want.

Laurie said people are not going to want to drive by seeing a ton of RVs parked there. Bruce said they are planning to rip down 4 condos so that they can see the water from the RV camp. Mark said along Rte 14, would they consider hedges? Bruce said the land was raised about 10 ft and they are planning a garden along Rte 14 so it would look pretty. Tom Johns said there was a mound of dirt on the property. Bruce said the property is higher along the back and it would follow the driveway height.

Chair Tom Johns said there are several action items for clarification on this project, and he advised that there is a lot of trust expected in this project documentation so far.

Tom said there are options for the next meeting.

#1 –provide written answers to county concerns,

#2 – get fire chief to visit and give his approval for the size of the sites, sufficient egress for the RVs into and out of their pad/lots, hydrants location, traffic patterns, Is there sufficient space to get RVs through the gate on Sentell St (there is second exit on 14), Can the fire truck get through?

#3 – configuration of the parking lot – we need to know the number and size of spots (commercial parking for boaters), The spaces also need to be tabulated for the RV parking. The ZBA also needs to know what the Sodus Marina will do with those who don't get a leased parking space. Where will they park and get to and from their boats?

#4 – What is the plan for transportation to take campers into town and back? will there be a fleet of 10 golf carts to take people into town and back?

#5 - pedestrian walking plan. Laurie Verbridge said they are currently looking into getting traffic calming implemented on the State roads in the village, to provide safety for pedestrian walking and is working with the state to create crosswalks for the marina and make recommendations to the State for Harriman Park, the golf course and the Sodus Marina

Will a special use permit be required for commercial parking? what is the process for putting in a pedestrian cross walk,

#6 – plan for shrubbery or planting at the front of the RV campsite.

Laurie Hayden said she will draft a letter to the PB regarding its answers, especially the traffic comments, in the SEQR part 2. Tom Johns wants all of these things answered before the next meeting. He suggested the ZB ask the PB to lift the stop work order on the RV campsite so that Bruce can begin work.

Some additional people joined via zoom and Tom Johns asked for any additional public comments. Kathy Berretta said renting for people visiting Sodus Point, she has concerns on numbers allowed into the campsites to visit.

Herman Myer asked about how would marina visitors walk from parking at the Marina to the dock. Would people walk along Sentell or on the RV campsite park? Bruce said they would be neither. They would walk along the public parking area he sets up and then across the street to the dock. Maxine Appleby asked about making reservations for

the RV park. Bruce said reservations would be made on line, put in your date and it would tell you if the date is available and you could reserve the spot. The gate would permit you into the park if you have made a reservation. Maxine asked if there were pads for parking on the property – Bruce said yes. She also asked if the Berm would go away facing Rt 14. Bruce said no.

At this point, Chairman Johns closed public comment.

Tom Johns proposed to recommend to PB that the stop work be lifted so that Bruce can begin demolition. Sue motioned, Laurie seconded, the motion passed the ZB unanimously. This provides an opportunity for PB to consider the stop work order at its next Monday meeting. Tom said the ZB would also want to know Bruce's policy on the number of people on each RV and the rules for staying at the RV park.

Sue motioned that the ZB hold on further consideration on Bruce's proposal until next meeting in 2 weeks, Mark seconded, the motion passed unanimously.

Voting record:

Chair Johns-yea, Laurie Hayden-yea, Sue Bassage-yea, Mark Ketcham-yea

Review minutes from previous meetings: Minutes from meetings of 1-23-23 and 2-13-23 were reviewed, edited and approved.

Motion to adjourn: The motion was made to adjourn the meeting (Chair Johns motioned, Sue Bassage seconded) which carried unanimously and the meeting was adjourned by Chair Johns at 8:46 pm.

The next ZB meeting will be March 27 unless plans change.