



ZB (Zoning Board) Minutes, 3-27-23 Village of Sodus Point, NY

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

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

Others present: Bruce Carey, Jeremy Foss (zoom), Stacy Cunningham (zoom), Gregory Switzer (zoom), Carol (zoom), Ashley (zoom), Matt St Martin (zoom), David (zoom), Laurie Verbridge (zoom), Peter's iPhone (zoom), Kathy (zoom), Diane Altermere (zoom),

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. Four full-time members were in attendance, and Chairman Johns appointed Mark Ketcham to 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 7:01 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. A full-scale engineering drawing is available in the Village offices. Mr. Carey also responded to Wayne County questions. Chair Johns asked to start with those questions and answers:

- Egress – two means of egress, roadways are 20 ft wide to permit emergency vehicles, two hydrants, gates will not be functional,
- Garbage – dumpster at southern end

- Parking – each guest will have 2 additional parking spaces, no boats or trailers
- Utilities – all sites have full hookups
- Lighting – site lighting at street lights
- Fencing – only at doggie park, ball courts and pool
- Security – operating staff only
- Seasonal – only a few sites may be non-seasonal
- Traffic – no more than the extra traffic during functions such as Sunday Concerts
- County – operations April thru October, outside storage only
- Private parking – separate private parking for Sodus Bay Marina customers with an annual seasonal lease

Following Wayne County's questions and answers, Tom Johns said we can continue with the ZB's questions. Mark Ketcham asked about 24 hr security – Bruce Carey said there would be a 24 hr person - but let's not call it security. Sue Bassage said her concerns were answered. Laurie Hayden said she hadn't seen the responses to the questions. Bruce Carey said he pulled it back from 60 spaces to 48 spaces so there was sufficient space for trailers, RVs, etc. to pull around.

Bruce Carey said he submitted enlarged copies of the plans to show that there was sufficient space for vehicles to turn around. Laurie Hayden asked about planting. Mr. Carey said the drawings showed plants but he plans something much more extensive and nicer. He doesn't want trees to block the view. Fire pits and games area will be toward the front. Dumpsters and dog park in the back. Laurie Hayden asked for a copy of the park rules – Bruce said it will take 1 yr to get those completed. Pool occupancy will only be to the allowed numbers. Bruce said this is the best piece of property in Sodus Point.

Tom Johns asked for public input. Phil Leone said he checked out Wildwood in Fair Haven. Kathy Berretta asked who would monitor parking – Mr. Carey said the spots which will be leased will have mirror hooks – he said he has an arrangement with Featherlys to have cars pulled out that don't belong

Murray Baker said he disagreed – some areas around Sodus Point look terrible. He is concerned about parking and garbage removal. He is concerned about vehicles coming down Rt 14. The town has gone away from family friendly. He thinks houses will go down in value. He thinks Sodus Point residents should not have to see it. Bruce Carey asked how he thought the Malt House looked – Murray said it was history.

Brandon Martin said his family used to camp a lot. He thinks families will use the RV park and kids would be biking. RVs are costly and he thinks similar RV parks are beautiful and will make Sodus Point look great.

Chair Johns closed it to public comment and asked the ZB to discuss – did the ZB think something else should be changed in his plans. Steve Nesspor did not have concerns. Laurie asked about non-RV park (marina) parking – should it be part of a special use permit? The CEO said that would be part of the final special use site plan. Laurie Hayden said there are very few places where someone can look out on the Sodus Bay so she appreciates Bruce leaving the front of the RV park open with a good view of the Bay. Chair Johns said this is a special use permit, not a variance – he said a special use can be reviewed later and have more discussion.

Tom Johns said at this point, we would consider approving the PB's responses on the SEQR. Laurie had some concerns about traffic. Sue Bassage had no concerns. Mark Ketcham said he motioned to approve the SEQR, Sue Bassage seconded, the motion passed unanimously.

Voting record:

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

Tom Johns said we would also consider the special use permit. The motion passed unanimously.

2. Area Variance, Peter Hallagan, 7579 Fourth Street, to deconstruct and then reconstruct a front porch 3.9' from the north property line where 5' is required, 14.8' from the front property line where 25' is required, with a 3' balcony 0.9' from the north property line where 5' is required allowing 39.7% lot coverage where 30% is allowed. (Code 190-11)

Peter Hallagan, 7579 Fourth Street, plans 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 said the existing porch foundation is sinking – he sought an architect to resolve the situation. The architect thought he should remove the existing porch. Peter thought it would be nice to have a view of the lake added when he had the porch repaired.. The porch is about 2 ft less wide than the existing cottage. Tom Johns asked about the proposed overhang on the second floor from the original building. Peter said the balcony would be fun to have – if there is an objection, he did not have to have it. There is no second story to the existing structure.

Tom Johns opened it to public comment. Gregory Switzer said he was a building inspector in the past and they always tried to keep buildings in line with other houses in the neighborhood – Peter's plans juts out from existing buildings. There would be 16

inches extra where the 2nd story bump out would jut out. He questioned the balcony from allowed setback. He said it would be 16 inches closer to the front. He was concerned it would cause parking problems in the future. He questioned the hardship.

Tom Johns closed public comment and opened it to the ZB. Mark Ketcham said Greg's concern is not the balcony – it is the second-floor porch sticking out. He asked how the neighbors felt – Peter said he spoke to other neighbors and they approved his repair of the porch. . Sue said Greg is concerned about 18 inches bump out on the second floor. The CEO said the bump out is 16 inches facing east which is of concern to Greg. The CEO said the balcony overhang and roof would stick out slightly toward the road.

Tom Johns said the balcony being so close to the setback and neighbor's property is a no-no. In addition, he has an issue where the 2nd floor juts out from the 1st floor. Laurie said the construction should be about 2 ft less close to the road to be in line with other properties in the neighborhood.

Sue Bassage made a motion to accept, Steve seconded, all voted nay as currently proposed. The ZB made a recommendation for Peter to submit a revised application which would not have a balcony jutting out.

Voting record:

Chair Johns-nay, Laurie Hayden-nay, Sue Bassage-nay, Mark Ketcham- nay, Steve Nesspor- nay

Review minutes from previous meetings: Minutes from meetings of 3-13-23 were reviewed, edited and approved. Laurie motioned to accept, Steve seconded, the previous minutes were approved.

Other business: Some people will be asking for variances to have farm animals in the village. This will be coming to the ZB at some point in the future. Laurie asked if the final site plan for Bruce Carey's RV park would be considered at the PB. The CEO confirmed that the PB would be considering. Laurie is concerned about pedestrian safety and walkways in front of the RV park. The CEO said it would most likely be considered by the Village Board. The PB would have to say no parking on Rt 14 or Sentell. She thinks the Sodus Marina should inform customers where they can park and where they should cross the roads. Laurie Verbridge said Wayne County is reviewing crosswalk and pedestrian safety in this planned area.

Motion to adjourn: The motion was made to adjourn the meeting (Steve Nesspor motioned, Sue Bassage seconded) which carried unanimously and the meeting was adjourned by Chair Johns at 8:11 pm.

The next ZB meeting will be April 10 unless plans change.