



Planning Board (PB) Minutes, 6-20-23
Village of Sodus Point, NY

Members Present: Bruce Evener (Chair), Daryl Walker, William McKee, Kathy Berretta, Janine Fogarty (arriving after the ambulance meeting)

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

Others present: Robert VanEe, Ashley, Phone 1, Richard Fasse, Joan Zerbe-Brandt, Village of Sodus Point, Brian Beenbaun

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

Announcements: Advertisement of the meeting was posted on the Village website and also posted at the Village of Sodus Point post office.

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

Review minutes from previous meetings: May 15 minutes were reviewed and revised by Chair Evener. No further changes were needed by the PB members. Fogarty motioned to approve, McKee seconded, the minutes were approved. 6-5-23 PB minutes were reviewed and Fogarty moved to approve, McKee seconded, the 6-5-23 minutes were approved.

Votes: Evener-aye, McKee-aye, Fogarty-aye, Berretta recused herself since she was an applicant.

1. **Planning Board Review**, Ashley Martin (“Tick Tock Crocs Café”), 7248 Route 14, Sodus Point NY to open a restaurant in existing building per business plan. (CODE 190-8)

Mr. Martin spoke saying they wanted to put in a cafe in an existing building. They plan seasonal service for breakfast and lunch. Fogarty said there is a sign up there now but the wording will be changed. McKee asked about parking spaces – where will they be located? Mr. Martin said they will have about 4 spaces. The outside eating is up on a patio. Part of the approval should be re-approval for the parking also. Bruce said he stopped by the cafe’s office to talk but this may not be the time.

The CEO showed an overhead map of the parking for the restaurant. He confirmed that the PB previously approved 15 parking spots. Berretta asked why this case is going to the PB again since it was previously approved. The CEO said it needed reconsideration. The application was considered by the PB and unanimously approved.

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

OTHER BUSINESS:

1. **Informal project Discussion with Jamie Able** at 8527 Greig Street (NO APPLICATION SUBMITTED)

Anthony Ottabiani passed out documents showing what he is planning. He is planning to build 3 story high townhouses. He is within parameters according to zoning. Jamie had suggested they have a preliminary discussion with the PB. Next door near Jack's, they will have a stage for a Tiki Bar, Jet Ski rentals, boat rentals, etc. They will work with nearby businesses. Units will be sold individually. Also, they could be AirBNB's for people that want investments. He said he is a local and he comes to Sodus Point all the time. He wanted to buy a cottage on the point. He contacted investors for this plan to build the townhouses.

Chair Evener said the map showed 18 units. He questioned if there would be sufficient parking as only 14 parking spots are planned. Another man spoke saying there were 22 parking spots. He said last year he had an event when maybe 500 people showed up. He said parking is always at a premium at Sodus Point. He said the Village of SP wants to support business. The Tiki Bar has a lot of customers. He has 22 parking spots in front of his business. They want to put in a pool also but sand underneath may be a problem – they will take samples.

Fogarty said she is concerned about winter and sufficient parking. They are planning 18 units and they need to have enough parking spots for all of the units planned. McKee said if he bought a condo, he would want at least one parking spot for the condo. Berretta said she cannot speak to the proposal without papers to review. They want to build on about 1,000 square feet. They will also have pontoon rentals. 2- or 3-bedroom residential units are planned. Each unit would pay it's own water bill. The first floor could be commercial rental space, the upstairs units would be residential. Jet Ski rental would be online and approved in advance.

Originally, they planned office space, apparel shops, retail space, etc. with upstairs units being residential. Chair Evener asked the CEO about amount of space that could be retail. The CEO said about 25 ft but stressed that this is an informal presentation, there is no official application being presented. Fogarty asked if there would be a homeowner's association. Walker asked about garbage removal. They planned to put it near the parking lot. Walker suggested they consider garbage shoots to have the garbage dropped to the basement for removal.

Chair Evener asked if the DEC needed to weigh in on approvals. The CEO confirmed that a number of third parties would need to approve. Berretta said she needed to see more detailed plans before any of this proposal could be considered. Mr. Ottabiani said he wants to work with people to get appropriate approvals for this entire proposal. McKee asked about the number of units planned – can they engineer 18 units? Mr. Ottabiani said the architects and others currently believe 18 units can work in this area. Jamie Able was asked if he could achieve this proposal? He said he was getting too old to run Captain Jack's and this was an alternative for him to be able to make some money. Mr. Ottabiani said he had investors who would work with him to fund the project, they are also working with the tourism board.

Chair Evener said this is an interesting proposal and they want to see more details about the project. Fogarty agreed. McKee said they should build a high-end Tiki Bar. They are planning to transition down to jazz at 10 pm. Fogarty thanked them to inform the PB of their proposal.

2. Martins Commercial Parking Lot 3 Month Mandatory Review (SWPPP UPDATE)

Mr. Brandon Martin was asked about his planned commercial parking lot. Chair Evener asked about long term plans. He also asked about sewer systems to support car wash areas. Chair Evener asked about the Marina boat house (or bath house) which is a hexagon and 12 ft height – Chair Evener confirmed this is within guidelines. Mr. Martin said there will be a lot more people moving in with boats and trailers. Chair Evener asked about weeds growing near the parking area – Mr. Martin said the weeds were sprayed just last week.

Chair Evener said Mr. Martin had the application but the permit has not been submitted. He said the DEC has not approved the permit and the PB is waiting on the permit. Nothing can be done until the permit is submitted and approved. McKee said there would be two stages, there is already an approved parking lot but residential spots would need to be reviewed and approved separately.

Berretta said she did not have time to read 120 pages for the SWPP. The CEO said the PB should review the proposal overall, not read and understand the entire SWPP. Chair Evener said they could do a quick review the SWPP at least. Berretta said she needed more than 5 working days to review so many pages of SWPP, she wanted more time to review these documents.

Brandon did not have more comments on other plans at Tidesides.

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

Old Business: McKee asked the CEO about copies of the SWPP, the CEO said it could be reviewed online.

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

The meeting was adjourned by Chair Evener at 8:02 pm.

The next PB meeting will be July 3, 2023 unless plans change.