



## **Planning Board (PB) Minutes, 7-17-23**

### **Village of Sodus Point, NY**

**Members Present:** Bruce Evener (Chair), William Kedley, Kathy Berretta, Janine Fogarty

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

**Others present:** Tim Jones, Phone 1, Village of Sodus Point, Sharon Cottrell, John Maxum, Antonio & Joanna Smith, Robert Urrutia, Larissa Dougherty, Martins Tide Sides, Joan Zerbe-Brandt, Erik Will, Gabe

**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:** 6-20-23 minutes were reviewed - a few changes were suggested by Bill Kedley and these changes were made.

**Change Work Order Martins Tide Sides Marina 7250 Route 14 for Pump House per stamped plans.**

Some changes to the work order were requested by Martins Tide Sides. The pump house will be 12 ft by XX ft and 7 ft long. The structure as built is 12 ft, it was previously approved at 10.5 ft. Kevin Druschel, CEO, checked dimensions. Bill Kedley is not bothered by the current dimensions. Fogarty thought it fit where it should be. Berretta had no objections. Some public attendees commented loudly on the change work order saying it should not have been approved.

Chair Evener approved the change work order on April 18. Some public objected and said it was ridiculous that it was allowed to move forward. Several people objected very vocally and were shouting. The Chair asked them to stop yelling. Chair Evener started to call 911. The yelling stopped.

Fogarty moved to approve the changed work order, Kedley seconded.

Votes: Evener-aye, Berretta-nay, Kedley-aye, Fogarty-aye

**Preliminary Site Plan Review**, John Maxum, 7399 Route 14, to construct a 12,000 Square foot building per stamped plans 10' from side property line where 25' is required. (CODE 190-11, 190-49)

John Maxum spoke saying the proposed 12,000 square foot building would be the same styling and look as the current buildings. Chair Evener said the original plans had two entrances – John Maxum said it would have sliding door entrances. Kedley said the sliding door entrances do not show on the plans. John Maxum said they would be revised. John Maxum said it would be 20 ft by 11 ft high. Kedley asked about build up underneath the building – would that add to the overall height – John Maxum said it would not. Kedley asked about restrictions for building height – Kevin said it was in a commercial zone and height restrictions are different – Kevin said it could be 35 ft. Kedley confirmed that John Maxum owns the adjacent property also. Kedley asked if there was any thought about combining those two properties – John Maxum said there was no plan for combining. Kedley said the corner property line would be 10 ft and he may need to apply for a variance if he were to sell the adjoining property.

Fogarty is still confused about the driveway. She said it was fine if John Maxum owned both properties. However, the Chair said the driveway will be cumbersome. Fogarty said, according to the drawings, the driveway would go across the building planned. Fogarty said the driveway line does not look wide enough. John Maxum said they could slightly move the driveway to make it less cumbersome. Berretta did not have any questions. Kedley asked if someone inside the building could always get out of the building – John Maxum said people could always exit the building. John asked about the 25 ft from the property line – is that OK for industrial settings – the PB said yes.

Chair Evener asked if the public wanted to comment on this proposal. John Mackle asked Kevin Druschel about water-related business instead of industrial. Kevin said this proposal is in the industrial zone. John Mackle asked about W/C zoning – Kevin said that was for commercial properties.

Someone asked about the main entry to the Marina. Chair Evener said it would be on Rte 14. There is a right of way to move boats across the parking lot. The caller was perhaps confusing Tide Sides with Sodus Marina. Public comment was closed.

The SEQR was completed. Fogarty moved to approve the proposed plan subject that it matches to the drawings. Kedley said it should go to the county planning board next. Kedley seconded. The motion passed.

Votes: Evener-aye, Berretta-aye, Kedley-aye, Fogarty-aye

**Preliminary Site Plan Review**, Sharon Cottrell, 7480 Lummis Street, to construct a 10'x24' by 8'x28' L shaped deck with roof covering to match existing roof height. (CODE 190-49)

James and Sharon Cottrell are proposing a deck that is L shaped, 8ft X 28ft with a roof covering. The roof will extend over the existing house. Chair Evener asked if there were any questions, Berretta had no questions, Kedley had no questions. The deck would be more than 25 ft from the water's edge. Kedley moved to accept the proposal, Fogarty seconded. The motion passed unanimously.

Votes: Evener-aye, Berretta-aye, Kedley-aye, Fogarty-aye

**Preliminary Site Plan Review**, Antonio & Joanna Smith, 8141 Lake Rd, to construct a 1960 square foot modular home and construct a 3100 square foot main house per stamped plans. (CODE 190-49)

Don Lewis represented Mr. and Mrs. Smith. They have a plan for a modular home and a 3100 ft<sup>2</sup> main house per stamped plans. The property is slightly east of Semen Rd. The property does have a secondary Eagle's nest. There is a 100 ft buffer from the nest. The house will be located in the zone near the gully. The Smiths have to receive permission to build from NYSDEC Department of Fish and Wildlife. When asked about whether there were wetlands, they stated that there is a wetland on the S side of the road, 25 ft off the road near the gully. The road itself is a barrier. No wetlands on their property are shown on the Sodus Point plans. DEC approval will be sought. The main house would be over 157ft. From the eagles nest.

The Chair confirmed that the guest house would be modular. He asked if the the main house would be stick built, modular or a hybrid. Mr. Smith said that they would look into the possibility of a hybrid in order to shorten the construction period. Kedley asked about a basement for the main house – Mrs. Smith said they would seek a basement. Fogarty said the planned location is beautiful. Berretta had no questions for the Smiths.

Chair Evener confirmed that Kevin had completed a short form SEQR. Kevin recommended parts 2 and 3. Part 1 was in the application. Fogarty suggested the PB complete the entire SEQR. Quest 17 – storm water discharge, would it go to adjacent properties? They said yes. Don Lewis said the storm water would go down to other properties. Kedley asked about how they might minimize drainage to other properties. Drainage for the modular house would go in the opposite direction. Kedley said the roof would drain water toward other houses. Don Lewis talked about post-construction mitigation of water drainoff, he also talked about herbage in the area which would help to mitigate the water drainage.

The board completed parts 2&3 of the Short SEQR.

Chair Evener opened it for public comment. There was none.

Kedley motioned to approve the application as submitted contingent on approval of DEC and fish and wildlife and approval of SEQR.

Votes: Evener-aye, Berretta-aye, Kedley-aye, Fogarty-aye

**Subdivision Review**, Robert Urrutia, 7961 Lake Rd, to subdivide a 210'x210' plot of land from parcel for future development. (CODE 190-50)

Nancy and Robert Urrutia spoke saying the maps in the Village Hall showed their property from overhead. Their home is 5 bedrooms, 5 baths. He was on the PB for 5 years and also on the NASP. They had someone living with them and they have someone to help take care of him. Nancy cannot take care of Robert Urrutia and the B and B it is too much. They want to take the front part of the property to subdivide, near the driveway and trees to 220 ft to 220 ft, about an acre. It will be built by Gerber Homes. They have sold the B and B. Gerber has already contacted the water dept and looked at what the village can do. They want to build a house on the subdivided plot of land. They didn't want to sell the plot. This way they know their neighbors.

Robert Urrutia asked if the plan has to come back to the PB to make determinations about required setbacks or height restrictions. Kevin said the thresholds have changed since Robert was on the PB (perhaps in 2012). Chair Evener said he should come back to the PB with final

plans. They are planning 64X45 size house. Kevin said they would have to come to the PB but he will check to see if it needed to go to the county. Cheryl at the Health Dept may also need to check the plans as she wanted all subdivisions to come to her.

Chair Evener opened it for public comment. There was none.

Fogarty moved to approve the subdivision as proposed for future development, Berretta seconded. Kedley confirmed the plot said 210x210 since Mr. Urrutia had said 220x220. Mr. Urrutia confirmed that it was 210x210. Kevin confirmed about not removing the large trees along on lake road. Mr. Urrutia said they would only take dead trees down and clean up brush on the subdivision. Kedley asked if Mr. Urrutia could present the building plans with the final subdivision plans at the same time – Kevin confirmed they could.

Votes: Evener-aye, Berretta-aye, Kedley-aye, Fogarty-aye

**Final Site Plan Review**, Larissa Dougherty, 8185 Sentell Street, to construct a 45'x27' addition per stamped plans. (Code 190-49)

The Doughertys unmuted and presented. Mr. Dougherty said everything seemed to be in place from the DEC and nothing has changed since he submitted the stamped plans. Kevin said he sent the DEC letter to Bruce and it was in his folder. 659 ft garage. No disturbance to wetlands. Fogarty read the DEC letter to the PB. There seem to be no issues. Kevin confirmed that type 2 of the SEQR is not required.

Kedley moved to approve, Fogarty seconded, the motion passed unanimously.

Votes: Evener-aye, Berretta-aye, Kedley-aye, Fogarty-aye

**Old Business:** McKee asked the CEO about copies of the Tide Side's SWPP, the CEO said it could be reviewed online.

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

The meeting was adjourned by Chair Evener at 8:30 pm.

The next PB meeting will be July 31, 2023 unless plans change.

6-20-23 minutes were reviewed - a few changes were suggested by Bill Kedley and these changes were made. The 6-20-23 minutes were not yet approved.