



Planning Board (PB) Minutes, 1-30-24 Village of Sodus Point, NY

Members Present: Bruce Evener (Chair), William Kedley, William McKee, Janine Fogarty (joined late but just before Willow Park discussion), Mark Costich,

Staff Present: Linda Youngman – Clerk (in person), Village of Sodus Point (Kevin Druschel - CEO, code enforcement officer) (zoom)

Others present: Village of Sodus Point (zoom), Village of Sodus Point (zoom), Laurie Verbridge (in person, presenting on Willow Park)

Establishment of a Quorum: A quorum of 3 was established with four full time members in attendance.

Announcements: Advertisement of the meeting was posted on the Village website and also posted at Wayne Times.

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

Chair Evener welcomed Mark Costich as the new *ad hoc* planning board member in place of Kathy Beretta.

Review minutes from previous meetings: Minutes from 12-18-23 were reviewed, edited and approved. William McKee motioned to approve, William Kedley seconded, the minutes were approved.

Votes: Evener-aye, Kedley-aye, McKee-aye, Costich-aye

1. Friends of Willow Park Presentation – Laurie Verbridge presenting with handouts

Laurie Verbridge said the mayor asked her to investigate Willow Park to see how it could best be utilized. She worked with people in the community to provide views and opinions on improvements. They are still working on Facebook and the Willow Park committee has been Tina Bartouca, Mary Lu Shoeneman, Fred Lindenhovius, Josh Jerome, Jayna Hillegeer Delyser, Gary Crippen, Phil Leone, Emily Verbridge, Elaine Allis, Jennifer Evans, Dewayne Evans and Jared Vankouwenberg. Mia, Maya, Hudson and Silva are on the Advisory Board.

They are working with a Canandaigua firm and local architects and a design team in Ithaca. They are trying to raise all of the funding for the playground so they won't need Village funds. They hope to open in 2026, They are looking to modify the land, slope it, identify pipes, parking, etc. Possibilities include a tennis court, activities building, basketball court, playground, etc. No steps so children of all ages (and elderly people) and abilities can use the playground. They are nearly 70% done in their planning. They hope to reach stage 3 soon. They are creating an MOU with the Village Board to finalize plans for the Willow Park. They are aiming June of 2024 to have plans finalized. They are hoping

to raise sufficient funds to support the Willow Park before the end of 2024. This would be the only playground in the area with the closest one being in Webster. The park at Sodus Point Beach doesn't permit wheelchairs and is difficult to access for the elderly. Laurie plans to hold more planning meetings to plan the Willow Park. The existing SP park is outdated and the new planned Willow Park will let kids have a level playing field and permit access to all kids, disabled and the elderly. They are hoping to have it be a year-round park with sledding and skating in the winter. She is aware of about 10 children who live in the Sodus Point area who cannot use the existing park and would greatly benefit from the planned improvements at Willow Park.

Chair Evener said his greatest concern is that it is a play park. In 2005, there was an outbreak in Seneca Falls with many (2300?) kids affected. He said the park will need to be monitored. He said he is concerned with geese, dogs, etc. in the park. The park will have to be cleaned and sanitized. Laurie Verbridge said they don't expect these kinds of problems in the Webster Park – however, she said she agreed with Bruce that the park would have to be sanitized. Laurie said many other parks have not had problems with needing frequent sanitation. Chair Evener said water problems with holding tanks and water spouts to cool kids off in the summer could cause problems. Laurie Verbridge took these concerns on board. Laurie Verbridge said Jacuzzis caused problems also and chemicals that were used to sanitize caused chemical burns so Bruce's concerns are credible. Laurie said the committee will continue to explore options – they are still in the planning stages.

Mark Costich said he appreciated the planning and detail for the Willow Park. He said the tough part is to implement all of these plans. He appreciated the phased approach to planning for the Willow Park. Laurie thanked him and said they are getting ready to start fund raising and writing of grants to support the park. They will also repair broken pieces at the existing Willow Park. Kedley asked about the size of the park. He also asked what would happen during Phase I. Laurie said they are looking at the existing park area exploring plumbing and sewer lines, also trees which can stay and which need to be removed. They want to modernize Willow Park. Kedley asked about ongoing maintenance. Laurie showed a financial chart with costs for different options - \$1million, 100 thousand would include installation of all phases. Laurie said they are looking at perpetual donations and memorial donations which would support the park in the future. Motion Junction in Canandaigua is a good example of what is being planned for Willow Park. Laurie said there are some liabilities for chips and they are working with Brad on the lines and maintenance of the park. They are planning an MOU with the Village of Sodus Point.

Mark Costich said the planning is good from a safety standpoint. He asked about plumbing – Laurie said they need to come up with the money first. Mark Costich said it would be good if the committee could look at ways to keep the costs lower since \$1million seems pretty costly. Laurie reminded everyone that the Willow Park would be the only kid-friendly park in Wayne County and she believes the monies needed can be raised. Laurie said that Motion Junction in Canandaigua is being used as a planning guide in planning Willow Park. She said the aim is to keep everyone together. Mark Costich said his experience with his grandkids is that lots of appliances at similar parks fails and he questioned about maintenance. Laurie said the planning committee is enthusiastic and they plan to raised sufficient funds to support maintenance. She said they can't order materials unless they have monies to support the park appropriately.

Chair Evener said he appreciated the work of the committee and he looks forward to what they are able to accomplish. Laurie Verbridge said she appreciated the hard work of the Planning Board and thanked them for their time.

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

2. Draft Code Revision Chapter 141 Property Maintenance

Chair Evener has gone through the various recommendations concerning Chap 141 but has not received comments from the entire PB. Following are comments from the PB on 141. ” The final draft of the revisions should be considered the intent of the board, and the minutes reflect an approximate record of discussion “.

- Janine Fogarty spoke about dumpster being spelled wrong.
- Bill Kedley said, under accessory structure definition, 141-4, page one of definitions, he questioned. Chair Evener said 141b3 is yellow. Janine Fogarty said that whole paragraph is now wrong. Kedley also asked about shed.
- Mark Costich said 141-9, marine vehicles in the title of contents – it should list marine equipment and marine vehicles, and should include boats.
- Kedley said in 141-9, we should except the equipment under residential properties, residential purposes, should be updated. Chair Evener said it was LCR and covered a large area including Fitzhugh.
- In 141-9, Mark Costich said marina, commercial parking, etc. and he questioned storage area and parking lot be defined. There is an exception listed there for storage area. Fogarty suggested shortening it to “marina”. Chair Evener asked the CEO to check wording and definitions of equipment. A definition for “marina” is needed. Traditional boat yards and launches, etc. Fogarty is emailing a definition she found. Residential properties are to be excepted.
- 141-9a, Kedley questioned about boat storage. Fogarty said an exception should be considered for the definition. Is a boat and jet ski to be allowed? Non-residential LCR should be clarified in the definition. Chair Evener said marine vehicle and boat are the same. Kedley said marine vehicle should include non-motorized vehicles. Chair Evener said there are many non-seasonal docks.
- In 141-9, Chair Evener said he put in an exception for residential purposes. He also added exception for mobile home park. Storage area in commercial parking lot has been struck. Mark Costich said marina should be clearly defined. Kedley said the first exception should include marina. Chair Evener made the changes in his working version of Chap 141. Kedley said we may need to include something about change of use or ownership of marina. Chair Evener asked Mark Costich to suggest wording. Mark suggested current owner be included. Kedley suggested that new owner be included for future storage. Mark said you don’t want to give virtual approval for the future without requiring future uses to be approved by the PB. LY gave example of Tidesides taking over Arneys – PB asked for new requirements for Tidesides.
- Kedley said the PB wanted to limit the number of marine equipment being stored in residential properties or areas.
- In 141-10, Kedley suggested adding mobile home in the residential or commercial areas – inoperable boats should be included. Residential use of ... should be clarified. Fogarty said we didn’t want marinas to store things inappropriately. She suggested commercial, industrial or residential storage of inoperable equipment should be clarified. An exception to the code should be entered into the 141 code saying PB permission is required for such storage. Chair Evener said he disliked grandfathering things. Mark Costich suggested taking “industrial” out. Kedley suggested wording that included industrial-zoned property in an LCR. Kedley said owner-occupied property for industrial-zoned property.
- 141-11, second paragraph, Kedley suggested that trucks, vans, etc. LCR, WC or Industrial-zoned used primarily for residential purposes, wording be added on inappropriate storage in these areas. Kedley suggested an extension of the statement rather than an exception including “Any vehicle in a pre-existing, non-conforming area...” will have 1 year to remove. Fogarty suggested last two paragraphs are the same, one green, one black.
- 141-permit requirements, section 2, Kedley raised the issue of permit requirements in section 2, where permit fee is payable for the 1st 45 day period. Chair Evener read the section “CEO and permit up to 45 days” and fee extensions. Kedley said no fee is paid for up to 45 days but

fees are due after that. Chair Evener said there is a lot of construction going on. Mark Costich said builders needed to have dumpsters available for dumping used building materials. Kedley suggested switching permit extensions to “up to 90 day” to effectively give 4 ½ months for dumping building materials to be collected until the dumpster is removed. Several on the PB felt this amount of time was appropriate.

- Kedley suggested taking out one of the “ors”, Fogarty agreed.
- Mark Costich spoke about dumpster storage and dumpster enclosures, wording be added about a real enclosure which is contained. Kedley said “provisions of this section should not include materials which must be stored for business purposes” – McKee suggested that review and approval should be sought from the PB. Chair Evener asked where it should be put – Mark Costich and Janine Fogarty suggested under section C. Mark Costich suggested that dumpsters would be 3-sided with an opening on the 4th side for often-used materials. Fogarty suggested it say “new dumpster with organic material be enclosed...” Fogarty suggested “Placement of new dumpsters or organic matter...” but she opposed the word “permanent”.
- Mark Costich suggested adding “all permanent dumpsters need to be approved by the PB”.

Other Business: Revisiting Chapter 141 - Chair Evener had asked PB members to review the latest draft of proposed changes to Code Section 141 – Property Maintenance. Members were asked to send any suggested changes to the code revision draft to Chair Evener for his review and incorporation into the final draft before sending them to the Village Board for their review. The Village Trustees had recommended elimination of the permit process for dumpsters when they had previously reviewed the draft changes.

Jan 30 is the next meeting for the continued Chap 141 discussion at 7 pm.

Motion to adjourn: Motion to adjourn was made by McKee, Fogarty seconded, the motion passed unanimously. The meeting was adjourned by Chair Evener at 8:59 pm.

The next PB meeting will be February 5, 2023 unless plans change.