Planning Board (PB) Minutes, 5-4-26
Village of Sodus Point, NY

Members Present: Chair Bruce Evener, Janine Fogarty, Ellen Farnum, William McKee, William Kedley

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

Others present: Village of Sodus Point (zoom), Kevin phone (zoom), casey carpenter (zoom), Village of Sodus Point (zoom), Joan (zoom), Brandon Martin (in person), Mark Costich (in person), Anthony Bogino (in person**),** Art Ertel (in person), Lawrence Mireles (in person), Katie Tierney (zoom), Phil Leone (in person),

Establishment of a Quorum: A quorum was established with 5 members in attendance.

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

6:30-7:00 – There was an executive session discussion on Brandon Martin's SWPPP storage facility update. Details of the discussion will not be included in the PB minutes on the website.

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

Approval of minutes from previous meetings: Minutes from 4-20-26 were reviewed and approved. Janine Fogarty motioned to approve, Ellen Farnum seconded, the minutes were approved.

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

1. **Special Use Permit Review, Anthony Bogino,** 8267 Lake Road, to operate a Boat, truck repair and sales with marine services and boat storage on existing facility. Considered automobile repair and sales special use permit required. (CODE 190-8)

Anthony Bogino spoke saying he wants to do auto, boat repair and seacraft repair. It will be light to medium truck repair, storage. Other than that, he wants to continue as before. Bruce Evener asked what he would do regarding car sales. Anthony said it would be small scale – cars there only 2-3 months at a time. Art Ertel spoke saying he agreed small scale. Anthony said again, commercial trucks, medium duty, would be the focus, 350s, small dump trucks. Not huge semis, 6-wheel dump trucks might be too big. Art Ertel agreed, smaller trucks would be the focus. Anthony Bogino said it would be small businesses, mechanical contractors, landscapers. Bruce Evener asked if they would do state inspections – Anthony and Art said no. Anthony Bogino said he would consider it if it would be beneficial to the community. Anthony said he wouldn't repair outside customer's vehicles. William Kedley said repair might be for purposes of re-selling, Anthony said yes, Art Ertel agreed. Art Ertel said for years he only did his own stuff, not outside repairs. Boats will be one of the main

focuses. The marine side would be mostly maintenance, vehicle side- some maintenance, oil changes, minor repairs. Janine Fogarty asked about motorcycles and ebikes – Anthony said it would not be a major focus of the business.

Anthony said the shop display area is not large. He has an area just past Williamson right now. Anthony said he would do displays in the Ontario area typically. In this area, he will focus on specialty vehicles. His goal is to do indoor repair of golf carts, snowmobiles. It will be exclusively indoor storage, mostly for boats or vehicles for repair. William Kedley said it was a very neat and tidy organization. There are not many vehicles outside. He takes pride in keeping things tidy. The visual aspect is important in Sodus Point. Art Ertel said there is a lot of room to hide things out back so you can't see them from the road. Ellen Farnum asked intentions about the apartment – Anthony said it would be for weekend visits, summer use mostly. It would depend upon how his bills work out. William Kedley had been concerned about fire prevention but said there was a pretty good firewall set up already. Fire retardant firewall to separate the shop from the living area. Art Ertel said he wanted to ensure he had good fire prevention. Bruce Evener said special use permits can be re-reviewed by the zoning board if people weren't living up to what they had said at the initial review of their case.

The case was opened for public comment. Phil Leone said he thought the property was well taken care of and he was very supportive. Bill Kedley said they planned to do their own repairs. Bruce Evener opened the case to zoom attendees. The case was closed to public comments. Janine Fogarty recommended approval of this application to operate a Boat, truck repair and sales with marine services and boat storage on existing facility. Considered automobile repair and sales special use permit required, Bill Kedley seconded, the motion passed. Bruce Evener said the case will next go to the zoning board.

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

2. **Fence Review, Lawrence Mireles**, 8326 Lake Street, to install a 4 ft fence per plot drawing with 3 gates to enclose yard for dogs. (CODE 190-22(g), 121)

Lawrence Mireles said he wanted to install a 4 ft fence per plot drawing with 3 gates to enclose yard for dogs. They have 3 small dogs and he wants to keep the dogs in the yard. Gates on both sides will permit them to easily bring the dogs in and out. Bruce Evener doesn't have a problem with the fence or gates. The gates will also help the lawnmower access. The fence style is box, limited to 4 ft, common style, coated. There were no questions from the PB members. Bruce Evener said the case would not need to go to the zoning board. Bruce Evener opened the case for public comment – no public comments. Janine Fogarty motioned to approve the case to install a 4 ft fence per plot drawing with 3 gates to enclose yard for dogs, William Kedley seconded, the motion passed.

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

New Busness: Bruce Evener said he wanted any comments on the 141 revision but he thinks it would be a great thing to complete the project. Janine Fogarty asked about putting something in about pole barns. Janine Fogarty asked about meeting on the 18th. Bruce said 190 needed continued review. Other PB members said they could come in at 6:30. William McKee said some places had limited short term rentals to no more than 6%. Bill McKee said we have 79 short-term rentals, other areas 32 short-term rentals. Bill Kedley said some may advocate for more commerce for the village but what

resonated to him that it takes away from the year-round community saying those comments were reasonable. Bruce Evener said we will meet at 6:30 on the 18th.

Motion to adjourn: Motion to adjourn was made by William McKee, Janine Fogarty seconded, the motion passed. The meeting was adjourned by Chair Evener at 7:40 pm.

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

The next PB meeting will be May 16, 2026 unless plans change.

Sodus Point Planning Board
Site Plan Conditions - 7118 Rt. 14
Martin's Tideside's Application for Construction of Storage Buildings Per Terms of Special Use Permit -
October 6, 2025

1. The two lower storage buildings are to be constructed first. Construction of the upper two storage buildings will only be built one-at-a-time, once maximum capacity of the other buildings has been exceeded, as demonstrated to the satisfaction of the Village CEO.

2. All of the following conditions must be met prior to commencement of the construction of the first two structures or preparation of the outside materials storage area in the lower portion of the property:
    a. The Landscaping Plan for the site, incorporating specified plantings and reconfiguration of berms, will be incorporated into the Site Plan.
    b. Completion of an updated SWPPP and approval of the SWPPP by the DEC and Village Planning Board. All elements of the SWPPP shall be fully implemented and/or constructed prior to the beginning of construction of the buildings.
    c. All grading, including addition or removal of fill as necessary, shall be implemented to the specific topographic specifications of the Site Plan.
    d. All landscaping, screening and plantings shall be implemented fully in phases surrounding each building as construction of each building is completed. Landscaping and screening shall include the following:

    -Trees to be planted shall be of a minimum of 6ft. in height, planted no greater than 8 ft on-center for pine and 4 ft on-center for arborvitae.

    -The West side, North and South sides of the fill area of the property are to be screened using arborvitae trees of a variety approved by the Planning Board. Trees to be planted shall be of a minimum of 6ft. in height, planted no greater than 4 ft on-center.

    - The East side of the property shall be screened using pines minimum of 6ft. in height spaced 8 ft on center after regrading of the area following construction of the two lower buildings.This requirement may be waived if the Planning Board determines that the view as seen from Hillside drive is unobtrusive.

    -The North, South and East slopes of the filled area are to be fully covered with soil suitable to sustain plant growth.

    - The North and South sloped areas will be fully planted with weeping grass and the East slope will be fully planted with crown vetch.

- The lower area surrounding the two lower buildings, the access drive and the outside materials storage area shall be fully planted in grass which shall be regularly maintained at a height not greater than 8", in accordance with Maintenance Code §141-7.

e. Dressing and planting of the northern half of the east-facing slope may be delayed until soils are made available through dredging of the marina or for 3 years, whichever comes first.

3. All of the following conditions must be met before a Certificate of Compliance will be issued permitting the first two structures and the outside storage area for the lower portion of the property to commence operations:

   a. Signage shall be erected at the entrance to the area, in compliance with Code §190-26, indicating that the storage facility is private property for use only by Martin's Tidesides employees.

   b. Each building will include a man door for emergency escape purposes and a window. The man door will be located at the far end of the building away from the large entrance door.

   c. Lighting will be limited to only that required by NYS Building Code §1008.2.1 and shall be directed downward and not reflecting toward neighboring areas.

4. No expansion of the filled area, outside of that required by NYSDEC SPDES/SWPPP process, shall be allowed without prior submission and approval of the Planning Board.

5. Areas of usage will comply with those shown on the approved Site Plan. The stone surface of the outside storage area will define the extent of the area usable for outside storage.

6. Stored materials or stacked equipment may not exceed a height of 8' and shall at all times be maintained in a neat and orderly fashion.

7. No outside storage of marine equipment (per code §141-4) shall be permitted on the upper level of the property. Short term, ≤ 7 days, parking will be permitted for trailers or licensed vehicles. The same trailer or vehicle may not be parked outside more than 7 days during a 30 day period.

8. Outdoor storage for the lower (approved) area of the property shall be limited only to the following materials/equipment, and only to the designated 'materials/equipment' area of the property:
    - Automobiles, trucks (but not including tractor-trailers or 18 wheelers) or campers/recreational vehicles. A maximum of one unlicensed vehicle shall be permitted.
    - Marine equipment, as defined in 141-4
    - Marine construction equipment, including trucks (but not including tractor-trailers or 18 wheelers), cranes, backhoes, barges, pile drivers of any type, commercial trailers and such.

9. No outdoor storage of unusable materials, equipment, or supplies, nor vehicles in disrepair shall be permitted.

10. Excessive weed growth in all areas shall be promptly eliminated.

11. Any trees which fail to grow to sufficiently screen the property from view shall be promptly replaced with trees of similar size and variety as other existing trees.

12. No further development or use of the property that is not included in the approved Site Plan will be allowed.

13. The approved resolution and conditions are to be added in their entirety to the Site Plan.

14. Upon the Completion of all the necessary conditions the applicant will provide the Planning Board a mylar reproducible copy of the revised Site Plans and copy of the SWPPP for the Planning Board Chairman sign off.