



PLANNING BOARD MEETING

April 6, 2015

MEMBERS PRESENT: Todd DeWispelaere, Maxine Appleby, Scott Neal, Mike Jenis, Tim Jones

MEMBERS ABSENT: Ann Hayslip, Kathy Berretta

The meeting was called to order at 7:06 PM by Chairman DeWispelaere. The minutes from the March 16, 2015 meeting were read and approved. Motion by M. Appleby, 2nd by T. Jones, ayes carried.

➤ **New Business:**

Applications:

- 1. Barbara Bruecker** ... 8433 Sill Road, Sodus Point. Barbara presented a site plan application for the construction of a 4' x 124.71' (approx) wooden picket dog fence along their west property line. (CODE Article V, 190-22 G) There are no setback issues and the village will be allowed access through a retractable gate for their easement. A motion was made to approve the site plan by M. Appleby, 2nd by S. Neal, ayes carried.
- 2. Steve Martin**...8259 South Shore, Sodus Point. Applicant was not present, special permit application was tabled until the April 20, 2015 meeting. Motion by T. Jones, 2nd M. Appleby, ayes carried.
- 3. Sodus Bay Yacht Club**...7431 Irwin Street, Sodus Point. David Scudder presented the application for a special permit to place three (3) segments (12'x 200'x2') of wave attenuator to the south and east of SBYC to mitigate wave action. (CODE SS 86-14, SS186-3 and SS186-4). In addition to a very detailed description of the project, Mr. Scudder provided

a Waterfront Assessment Form (appendix A), a short form SEQR (Appendix B), and a Federal Consistency Assessment Form (Appendix C). He stated that the lighting requirements of the project will be addressed by the New York State Department of Parks, Recreation and Historic Preservation in the near future. There was a question raised concerning the necessity of a special permit because of where the wave breaks will be placed. Chairman DeWispelaere will research the current Sodus Bay chart to determine if all of the wave breaks are inside the "special mooring area" as designated years ago by the Coast Guard. If they are indeed all inside the special mooring area, then we will need to take no further action. If it appears that one of the wave breaks is outside of the aforementioned area, then the proposal will come back to the Planning Board on 4/20/15 for further discussion.

The Planning Board reviewed all materials and the following motion was made: "We find this application to be consistent with the LWRP and that after reviewing the completed SEQR, agree that the proposed action will not result in any significant adverse environmental impacts". Motion by M. Appleby, 2nd M. Jenis, ayes carried.

After hearing the new applications, Chairman DeWispelaere opened a **Public Hearing** at 7:50 PM to discuss the preliminary site plan application from **Lakeside Leasing Limited**, PO Box 267, Sodus Point.

Only one Sodus Point resident spoke at the hearing. Bill Kallusch spoke in favor of the proposal and stated that he was pleased to see a project like this happening in our Village. After hearing the comments by Mr. Kallusch, the Board reviewed the completed SEQR and a motion was made to approve the preliminary site plan and accept the "conditioned negative SEQR declaration". Motion by M. Appleby, 2nd T. Jones, ayes carried.

The meeting was adjourned at 8:45 PM by chairman DeWispelaere, motion T. Jones, 2nd M. Jenis.

The next meeting of the Planning Board will be Monday April 20, 2015 at 7 PM. A Public Hearing will also be held to consider the following application: Site Plan for Katlynn Marina, 7448 Rt. 14, Sodus Point, NY, to build a 100'x200' boat storage building.

Todd DeWispelaere-Chairman

Ann Hayslip

Maxine Appleby

Mike Jenis

Scott Neal

Tim Jones

Kathy Berretta

