



PLANNING BOARD MEETING

August 17, 2015

MEMBERS PRESENT: Todd DeWispelaere, Ann Hayslip, Scott Neal, Mike Jenis, Kathy Berretta, Tim Jones

MEMBERS ABSENT: Maxine Appleby excused herself due to a conflict of interest with the Katlynn public hearing.

The meeting was called to order at 7:02 PM by Chairman DeWispelaere. The minutes from the August 3, 2015 meeting were read and approved. Motion by A. Hayslip and 2nd by M. Jenis, ayes carried.

➤ **New Business:**

Application:

Rusty Schryer-8150 Sentell Street, Sodus Point , NY... The applicant was not present so the application was tabled until the August 31, 2015 meeting. Motion to table: A. Hayslip, 2nd: S. Neal, Ayes carried.

PUBLIC HEARING... Katlynn Marine - 7448 Route 14, Sodus Point. The applicant has submitted a site plan review to construct a 100' x 200' boat storage building on existing marina property. Speakers were asked to sign in and were allowed 3 minutes to express their views. Once all speakers were finished, Chairman DeWispelaere allowed anyone with additional comments to address the Board.

Public Comments:

1. **Dave Parker** from Katlynn Marine spoke on behalf of the Marina and quoted a letter from the DEC which states: "the new building will provide no additional risk to the Bay". (See Appendix "A") In additional comments, Mr. Parker wanted the Planning Board to consider the history of the Marina in the community and the tax revenue that the project will generate. He also reminded the Board that the existing drainage issue in the village is not part of this current project. Dave further commented that the Board should keep in mind that this is a privately owned property and that there are no zoning issues related to the construction of the storage building.
2. **Tom Lightfoot**, 1187 Bay Street, Sodus Point expressed his concerns on the following areas: drainage, fire hazards, landscaping, past behavior by owner, location and appearance of the building, the negative impact on the tax base, the view-scape and the negative impact on the public right-of-way. (See Appendix "B").
3. **Amy Kendall**, 2 State Street, Rochester (Attorney for Mr. and Mrs. Robert Darby), spoke primarily about the drainage issues. (See Appendix "C"). Ms. Kendall also reiterated her client's desire for a full SEQR and disagreed with the applicant's response in the short form EAF in which they indicated that the proposed project is not in an archeologically sensitive area. She further stated that the LWRP states that the "entire Village is in a sensitive area for archeological resources".
4. **David Patterson**, 7487 South Ontario Street spoke primarily on sections of the Sodus Point Village Code Book concerning areas such as boat storage, fire hazard, industrial restrictions, landscaping and drainage. (See Appendix "E").
5. **Robert Darby**, 8342 Bay Street, Sodus Point, stated that his property has had severe flooding issues because of the existing storage buildings located at the Katlynn property and he is very concerned that the addition of a new building will only exacerbate the problem. Mr. Darby also stated that the property is in a floodplain and that the current drainage pipe size is inadequate. In further comments, Mr. Darby expressed his concern about the additional noise that the storage buildings create, acting as amplifiers for all kinds of sounds including the fire siren.

6. **Kathy Madison**, 8405 Bay Street, Sodus Point, spoke of the Mayor's message on the Sodus Point website which boasts that our village is a "small and quaint place surrounded by the waters of Great Sodus Bay". She feels that the addition of an additional boat storage building within the village takes away from the charm that the mayor has alluded to. Mrs. Madison was also concerned about the drainage issues and the possible effects of the building on the proposed park at the end of South Ontario Street.
7. **Mike Novick**, 8420 Bay Street, Sodus Point expressed his concern over the drainage issues and stated that unsightly buildings like the proposed storage building remain indefinitely in the community. He was also concerned about the assortment and quality of trees that are proposed in the landscape plan.
8. **Maxine Appleby**, 7487 South Ontario Street, Sodus Point, referred to an email from Carol Crane (who could not attend tonight's meeting) requesting that the Planning Board request a hydrologic calculation for discharge, runoff depth and travel times for the storm water. Maxine also pointed out that the Wayne County Soil and Water Conservation District is not working with Katlynn on the drainage issues but are working in an ADVISORY capacity as far as the removal of invasive weeds that have been allowed to grow over the last 15 years. Maxine also presented a letter from Joseph Pullen, who was the Civil Engineer for the Village of Sodus Point that addressed drainage at her residence, the Darby residence, the Village Offices and Katlynn Marine. (See Appendix "D"). In further comments, Ms. Appleby discussed the history of her property, the park project at the end of South Ontario Street, the importance of a full SEQR, and the proximity of the proposed building to her property.

A motion was made to table the application so that the Board may carefully review all public comments and recently submitted documentation until our meeting on Monday August 31, 2015. Motion: A. Hayslip, 2nd: T. Jones, Ayes carried.

A referral packet consisting of tonight's additional information will be submitted to the Wayne County Planning Board for their meeting on August 26, 2015.

The meeting was adjourned at 8:30 PM by Chairman DeWispelaere, motion A. Hayslip, 2nd M. Jenis

The next meeting of the Planning Board will be Monday, August 31, 2015 at 7:00 PM

Todd DeWispelaere-Chairman

Ann Hayslip

Maxine Appleby

Mike Jenis

Scott Neal

Tim Jones

Kathy Berretta