



## PLANNING BOARD MEETING

July 18, 2016

**Members present:** Ann Hayslip, Scott Neal, Mike Jenis, Kathy Berretta, Tim Jones, Rusty Schryer, Larry VanGee

**Members absent:** none

Meeting was called to order by Chair Hayslip at 7:03 PM. The minutes of the June 20, 2016 were read and approved. Motion by M. Jenis, 2<sup>nd</sup>: K. Berretta. Ayes carried.

**Old Business: NONE**

### **New Business:**

- Applications
  1. **Janine Quinlan, 8382 Wickham Blvd, Sodus Point...**Patrick Quinlan (spouse) presented a site plan application for the construction of a 126' chain link fence with a height of 4'. The fence is to help in the containment of their dogs. **(CODE 190-22 G)**. After some discussion, a motion was made to approve the site plan by S. Neal, 2<sup>nd</sup>: T. Jones,. Ayes carried.
  2. **Penny Shockley, 7539 N. Fitzhugh Street, Sodus Point...** Penny presented her plan for the subdivision of her property on Lake Road (Tax Map #7119-17-139230) She wants to divide approximately 6 acres from an 11 acre lot. **(CODE: 190-50, 190-53 E, 190-58)**. A short form EAF (part 2) was completed during the meeting and it was determined that the proposed action would not result in any significant adverse environmental impacts. (Part 1 of the short form EAF is to be completed by the applicant and submitted to the Code Enforcement Officer) A motion was made to approve the subdivision plan by T. Jones, 2<sup>nd</sup>: M. Jenis. Ayes carried. The application will now go before the Wayne County Planning Board.

3. **Daryl Walker, 7432 Route 14, Sodus Point...**Daryl presented a site plan for a total rehab of the property. **(CODE 190-49)** The plans are to remove two buildings, change the existing floor plan, add a garage, add new windows/doors/siding, raise the roof by 2 feet on the second floor, new plumbing/heating/cooling, new roof and all utilities. (Cost in excess of \$10,000.) The siding will be a combination of vinyl and stone and the roof will be metal with some shingles. After discussion, a motion was made to accept the site plan by K. Berretta, 2<sup>nd</sup>: T. Jones. Ayes carried.
4. **Lakeside Leasing LLC, 7203 Route 14, Sodus Point...** Tom Podzialdo presented a site plan for the construction of 2 additional storage buildings on the property. Each building will be 30' x 160' and will be identical to the existing steel storage building constructed in 2015. **(CODE 190-49)**. Chair Hayslip once again questioned Tom about the current ownership of the property. He stated that the limited liability corporation would be solely in his name as soon as the final papers are signed. (He is currently working with the trustee for Mr. Krenzer to turn the property over.) The buildings will be built approximately one year apart, starting in the spring of 2017. The following items were discussed: landscaping, drainage, fire code and a marketing plan.

A motion was made by A. Hayslip, 2<sup>nd</sup>:T. Jones (ayes carried) to approve the preliminary site plan **with the following conditions:**

- An official drainage study will be submitted to the CEO, and if he deems necessary, a second opinion will be required from an independent professional at the owner's expense..
- If fire codes can't be met, the plan will need to be altered to allow for a fire truck turnaround at the end of the driveway.
- A detailed landscape plan will be required to show plantings of equal quality or better than the existing plantings along Route 14.
- Construction of the third storage building to begin by the spring of 2019.

A full SEQR has been completed for the prior application and will be included in the packet for the Wayne County Planning Board.

5. **Lakeside Leasing LLC, 7203 Route 14, Sodus Point...** Tom Podzialdo also presented a special permit application to sell "high quality" used vehicles at an existing building on the property. (CODE 190-8). Lakeside Corvette Enterprises LLC was formerly located on Margareta Road, but that location is no longer available

A motion was made to allow the special use permit **with the following condition:**

- 10 total vehicles with 4 vehicles allowed to be displayed outside at any one time.

Motion: S. Neal, 2<sup>nd</sup>: M. Jenis. Ayes Carried. A referral will now be made to the Village Zoning Board and Wayne County Planning Board.

Motion to adjourn at 8:58 PM was made by T. Jones, 2<sup>nd</sup>: K. Berretta. Ayes carried.

Our next scheduled meeting will be August 1, 2016 at 7 PM.

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Ann Hayslip-Chair

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Scott Neal-Clerk/member

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Mike Jenis/member

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Kathy Berretta/member

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Tim Jones/member

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Rusty Schryer/Ad Hoc member

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Larry VanGee/Ad Hoc member