



Planning Board (PB) Minutes, 3-2-26 Village of Sodus Point, NY

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

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

Others present: Village of Sodus Point (zoom), Kevin phone (zoom), Mark Costich (in person), Casey Carpenter (zoom), Village of Sodus Point (zoom),

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.

6:00-7:00 – There was a discussion of revision of the Village zoning code (190) with discussion of chap 141 also.

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 2-17-26 were reviewed and approved. William Kedley motioned to approve, Ellen Farnum seconded, the minutes were approved.

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

1. **Preliminary Site Plan Review, Bill Dixon**, 8257 South Shore Rd, to construct a 32x70 pole barn per stamped plans 5 feet from east property line where 7.7' is required and 5' from north property line where 12.5' is required and allowing 34% lot coverage where 30% is allowed (CODE 190-11, 190-15, 190-19 and 190-49)

Bruce Evener asked Kevin Druschel if Bill Dixon was going to speak to his application. The CEO said he would call Bill Dixon. Kevin Druschel said Bill Dixon would call in. The CEO asked Bruce Evener to call Bill Dixon. Bill Dixon was available by telephone. Bill Dixon said he wanted to put a building at his site, he has antique cars, jet ski, other equipment and wants to be able to do repairs. He wants to be able to put 3-4 cars with additional space to work on other equipment. He will not extend the driveway.

Bruce Evener opened the case for public comment. Mark Costich was hoping to hear something in the planned uses that would justify granting of area variances – but Bill Dixon's described uses did not meet his concerns. Mark Costich said the building would be very large completely covering the available area, environmental impacts would be huge and said the large building seems unwarranted.

Bruce Evener asked if Casey Carpenter had some comments. Bruce Evener asked the PB members if they received copies of the email sent earlier today (from Lisa Reina-attached at the end of these minutes). Bill Dixon said there was a barn right next to him and other sheds/buildings in that area that

would be similar in size. Bruce Evener said there is a concern about views of the bay – one neighbor had made a statement to that effect. Bill Dixon said he could move the building forward – he said he has a right to put the cars on his property and it would just be unsightly if he couldn't put them in a building. Bruce Evener said he is also concerned about drainage. Bill Dixon asked if he put in a drain, would that be OK? Bill Dixon asked the PB to tell him what they wanted and he could change his plan to meet their requirements – Bruce Evener said it didn't work that way.

Bruce Evener said he remained concerned about drainage. Bill Dixon said he could put in a drain – he doesn't understand how the drainage would be different with the pole barn there. The CEO listed methods to drain water. Bill Dixon asked if the building should be smaller? Janine Fogarty said it is too big of a building and a smaller building would be better. Bill Dixon said he wanted 14 foot ceilings. Bill Kedley said then it would be 20 feet and asked if there would be lighting. There would be electricity too so Bill Dixon could work on his cars. Janine Fogarty asked about external lighting. Bill Dixon said he didn't plan external lighting. Bill Kedley said he is concerned about fire safety. Bill Dixon inquired about a barn that is next to him – a steel building right up next to a residential house that was built recently. Bill Dixon said others had not complained about other similar buildings in that area. Bill Dixon said they wouldn't see his barn either - but the PB members questioned that statement.

Bill Kedley said other properties would have precluded vision of the bay if Bill Dixon put up this very large building as planned. Bruce Evener suggested a smaller building that met the setbacks. The CEO suggested that the PB give Bill Dixon more guidance about what is needed for the PB to consider a request for some type of building. Bill Dixon said he lives in the apartments there and will bring the cars home anyway. Bill McKee said the zoning board would make the decision, the PB just recommends. Bill Dixon again said there are other buildings in that area that disrupt views.

Janine Fogarty requested clarification on the recommendation to the zoning board – should it be termed in the positive? Bill McKee said we should recommend to the zoning board that the arrangement, size, appearance, etc. of the building be revised. Bill Dixon again said his planned building is similar to others in that area. Bruce Evener made the motion to recommend to the zoning board to approve construction of a 32x70 pole barn per stamped plans 5 feet from east property line where 7.7' is required and 5' from north property line where 12.5' is required and allowing 34% lot coverage where 30% is allowed, there was no second, the motion did not pass.

Bruce Evener suggested that we forward the case to the ZB but recommend they do not approve construction of a 32x70 pole barn per stamped plans 5 feet from east property line where 7.7' is required and 5' from north property line where 12.5' is required and allowing 34% lot coverage where 30% is allowed, Janine Fogarty seconded, the motion passed.

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

Motion to adjourn: Motion to adjourn was made by Bill Kedley, Janine Fogarty seconded, the motion passed. The meeting was adjourned by Chair Evener at 7:44 pm.

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

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

Email sent to the PB members, forwarded by Kevin Druschel:

From: Lisa Reina <31lreisco@gmail.com>

Sent: Monday, March 2, 2026 12:02 PM

To: Kevin Druschel <CEO@soduspoint.info>; Patrick Nolan <PNolan@soduspoint.info>

Subject: Request for Enforcement of Zoning Requirements at tonight's meeting 3/2/26

Dear Members of the Planning Board and Village Officials,

I am writing to express concern about the continued approval of zoning variances in the Village of Sodus Point that reduce required setbacks and green space

We are seeing more structures built closer to property lines and lot coverage exceeding what is permitted under Codes 190-11, 190-15, 190-19, and 190-49.

With another building on the agenda for tonight's meeting. *32' x 70' pole barn just 5 feet from property lines where greater setbacks are required, and allowing 34% lot coverage where only 30% is permitted*, undermines the intent of our zoning laws.

Our codes exist to protect green space, neighborhood character, and property values. I urge the Board to stop routinely granting variances and begin strictly enforcing established requirements before the character of our village is permanently altered.

We have also seen approval for building an additional home on an existing single-family lot, despite concerns regarding proximity to neighboring properties and green space coverage. At what point do we say enough is enough? Do we truly need another large pole barn or another nightclub within our small village or any house exceeding our required lot coverage?

Thank you for your consideration.

Sincerely,

Lisa Reina