



PLANNING BOARD MEETING

February 1, 2016

MEMBERS PRESENT: Todd DeWispelaere, Ann Hayslip, Scott Neal, Tim Jones, Rusty Schryer

MEMBERS ABSENT: Mike Jenis, Kathy Berretta

The meeting was called to order at 7:04 PM by Chairman DeWispelaere. The minutes from the December 21, 2015 meeting were read and one addition was made. Motion by T. Jones, 2nd by A. Hayslip. Ayes carried.

Chairman DeWispelaere welcomed Rusty Schryer as our second Ad Hoc member.

➤ **Old Business:**

Dana Profetta... 6362 Dean Parkway, Ontario NY. John Sciarabba of Land Tech Surveying and Planning reviewed a letter from the Wayne County Department of Economic Development and Planning dated January 29, 2016. (See attached). Several issues were detailed in the letter and Mr. Sciarabba addressed the following:

1. The townhouse units are proposed to be built closer to the eastern property line in order to allow for future access to the rear of the units. (Necessary grading of the property for a more "centered" site on the lot would not allow this access in case the owner wishes to construct a pool, etc.) There are no setback issues with the proposed plan.
2. The driveway issue has been resolved by constructing only one main driveway from Bay Street which will lead to a parking lot for the

three townhouse units. Mr. Sciarabba will be in touch with the NYS DOT to obtain the necessary permits for constructing a driveway.

3. NYS Uniform Fire Prevention and Building codes will be followed as well as all necessary Stormwater management regulations.
4. The applicant also addressed the previously questioned possibility of a right-of-way to the north of the Methodist Church that was not appearing on any of the maps as an easement. Upon investigation, Mr. Sciarabba could find no record of any such right of way. Jay DeWispelaere (former Planning Board chairman) was present in the audience and stated that he recalls many years ago the issue of the right of way was forgiven by the church. A motion to adjourn the application until the Public Hearing on February 15, 2016 was made by T. Jones, 2nd: A. Hayslip. Ayes carried.

➤ **New Business**

Robert Straubing... 8512 Greig St. Sodus Point. Mr. Straubing nor his contractor Paul Zachman, were in attendance at tonight's meeting so a motion to table the site plan application until the February 15, 2016 meeting was made by S. Neal, 2nd: T. Jones. Ayes carried.

The meeting was adjourned at 7:50 by Chairman DeWispelaere, motion: T. Jones, 2nd: A. Hayslip. Ayes carried.

The next meeting of the Planning Board will be Monday, February 15 at 7:00 PM at which time there will also be a Public Hearing for the Profetta townhouse site plan.

Todd DeWispelaere-Chairman

Ann Hayslip

Kathy Berretta

Mike Jenis

Scott Neal

Tim Jones

Rusty Schryer

