



PLANNING BOARD MEETING

March 21, 2016

Members present: Todd DeWispelaere, Scott Neal, Tim Jones

Members absent: Ann Hayslip, Mike Jenis, Kathy Berretta, Rusty Schryer

Meeting was called to order by Chairman T. DeWispelaere at 7:00 PM. Minutes of the February 15, 2016 were approved. Motion by T. Jones, 2nd: T.DeWispelaere. Ayes carried.

Old Business:

Dennis O'Neil, representative for the Sodus Bay Storage Company (Lakeside Leasing), discussed a prior application for the construction of a 2nd mini storage building at 7203 Route 14, Sodus Point. The Board had several questions concerning the development of the property and requested that the property owner, Tom Podsiadlo, be present at a future meeting to answer questions. A motion to table the application until the April 18, 2016 meeting was made by T. Jones, 2nd: S. Neal. Ayes carried.

New Business:

- **Guy Berretta, 8510 Wickham Blvd., Sodus Point.** Brandon Martin of Martin's Tidesides, presented a special permit application for the construction of a 6' x 50' dock with a 12' x 16' south deck. (Chapter 86 of our Code which discusses "Docks and Moorings", limits the width to 8'). After discussion, S. Neal made a motion to approve the special permit application, 2nd: T. Jones. Ayes carried

- **Shannon Miller, 2509 Browncroft Blvd., Rochester NY 14625** and her project engineer, Edwin Summerhays, presented a site plan application for the construction of a banquet facility at 7902 Lake Road, Sodus Point. (Code 190-49 B) The plan is to remove an existing building and go-cart track and then construct a 5040 s.f. banquet building with a maximum occupancy of 200 people. The building will be used year-round for weddings, reunions, parties, etc. There is adequate parking already and alcohol will be served at events only. Chairman DeWispelaere addressed the following considerations: lighting, landscaping, and storm water drainage. Mr. Summerhays stated that there are several existing lights in the parking lot and the new building will have adequate lights that will compliment the design. He also discussed the current drainage system and said they

would discover more about the current drainage once the project progresses. He assured the Board that the drainage would meet all code requirements. Chairman DeWispelaere requested the following items to be detailed at our next meeting on April 4, 2016:

- **Landscaping Plan**
- **Plans for signage**
- **Short form EAF**
- **Business Plan**

A motion was made by S. Neal to adjourn the application until the April 4, 2016 meeting, 2nd: T. Jones. Ayes carried. The tentative date for a public hearing will be May 2, 2016.

Our next meeting will be Monday April 4, 2016 at 7 PM.

A motion to adjourn the meeting at 7:58 PM was made by T. Jones, 2nd: S. Neal. Ayes carried.

Todd DeWispelaere-Chairman

Ann Hayslip

Kathy Berretta

Mike Jenis

Scott Neal

Tim Jones

Rusty Schryer