



PLANNING BOARD MEETING

December 7, 2015

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

MEMBERS ABSENT: Tim Jones

The meeting was called to order at 7:05 PM by Chairman DeWispelaere. The minutes from the November 16, 2015 meeting were read and approved. Motion by K. Berretta , 2nd by M. Jenis. Ayes carried.

Chairman DeWispelaere announced that Rusty Schryer will be joining the Planning Board as our second Ad Hoc member.

➤ **Old Business:**

Dave Parker from Katlynn Marine has contacted our Chairman and announced that the site plan application for the construction of a storage barn at the Marina has been put on hold indefinitely due to illness of the owner.

➤ **New Business**

Applications:

Dana Profetta... 6362 Dean Parkway, Ontario NY. John Sciarabba of Land Tech Surveying and Planning presented the site plan application for the construction of a 3 unit townhouse at 8388 Bay Street, Sodus Point. (Code 190:49 B&C). The building will be vinyl sided with architectural shingles for the roofing material. The owner is not yet sure

if the property will be for seasonal rental only or yearly rental. Each unit will be between 1050 and 1300 SF with full basements. A. Hayslip expressed her concern about the driveways and the safety of backing directly onto Bay Street. Mr. Sciarabba promised to look at reconfiguring the driveways in order to alleviate the safety concern. He will also present the Board with a more detailed landscape plan for the project. Chairman DeWispelaere raised the question of a possible right-of-way to the north of the Methodist Church that was not appearing on any of the maps as an easement. According to Church officers, there was a plotted right-of-way that may need to be considered in the development of the townhouse project. Mr. Sciarabba will research this easement question and report back. A short form EAF was reviewed and a negative declaration was made. A motion to adopt the short form EAF was made by: T. DeWispelaere, 2nd: A. Hayslip. Ayes carried. This application will now go to the WCPB for their January 2016 meeting. A motion to table the application until the Public Hearing on February 2, 2016 was made by S. Neal, 2nd: M. Jenis. Ayes carried.

Rick and Marsha Wait...8343 South Shore Road, Sodus Point, NY. John Graziose of Gerber Homes presented the site plan application for removal of an existing 12 ½ ' x 20' single story north addition and rebuilding it to make it two stories. The applicant also wishes to rebuild a 12' x 20' "boathouse" for personal storage purposes. This building will actually be all on land and will be in the same footprint as a prior building. The new structures will be vinyl sided with architectural shingles for the roofing material. A short form EAF was completed and a negative declaration was made. A motion to adopt the short form EAF was made by: A. Hayslip, 2nd: M. Jenis. Ayes carried. A motion was then made to approve the preliminary/final site plan as presented. Motion: A. Hayslip, 2nd: M. Jenis. Ayes carried.

The meeting was adjourned at 8:21PM by Chairman DeWispelaere, motion: A. Hayslip, 2nd: K. Berretta. Ayes carried.

The next meeting of the Planning Board will be Monday, December 21, 2015 at 7:00 PM

Todd DeWispelaere-Chairman

Ann Hayslip

Kathy Berretta

Mike Jenis

Scott Neal

Tim Jones

