



## PLANNING BOARD MEETING

February 15, 2016

**Members present:** Todd DeWispelaere, Scott Neal, Tim Jones, Rusty Schryer

**Members absent:** Ann Hayslip, Mike Jenis, Kathy Berretta

Meeting was called to order by Chairman T. DeWispelaere at 7:03PM. Minutes of the February 1, 2016 were approved. Motion by R. Schryer, 2<sup>nd</sup>: T.Jones. Ayes carried.

### **New Business:**

- **Robert Straubing**...8512 Greig Street, Sodus Point. Paul Zachman of Boardwalk Design presented a site plan application for the construction of a 15' x 14' east roof addition with a built-in fireplace. (Code 190:49 B). Due to a set back issue, the Board made a motion to approve the application with the condition that the ZBA approves the set back. Motion: S Neal, 2<sup>nd</sup>: T. Jones. Ayes carried
  
- **Sodus Bay Storage**...7203 Route 14, Sodus Point. Dennis O'Neil, representing Sodus Bay Storage, presented 2 applications. The first application was for the construction of a second ministorage building adjacent to the existing one on the property as well as an application requesting approval to sell vintage used cars on the site. Due to a lack of information from the partners, the Board made a motion to adjourn the applications until one of the owners can attend our meeting on March 7,2016 to discuss future plans Motion: T. Jones, 2<sup>nd</sup>: R. Schryer. Ayes carried.

## Public Hearing

Profetta 3 Unit Townhouse... 8388 Bay Street, Sodus Point

The following community residents spoke on behalf of the project: Patty LaForce, Laurie Hayden, Tom Lightfoot, and Maxine Appleby.

The following concerns were addressed: parking, drainage, lighting, security, potential stain glass window damage at the Methodist Church, maintaining the "character" of the neighborhood, landscape maintenance and potential traffic issues. John Sciarabba from Land Tech and Dana Profetta, property owner, addressed the concerns as follows:

The parking and driveway issue has been addressed by the construction of only one driveway from Bay Street feeding into the parking area for the three units. The parking will be to the North as to allow for a private patio area for the tenants at the back of the property. The parking lot will be enhanced by landscaping. Porous pavers were discussed to enhance drainage but the contractor does not feel they are a viable option due to the high maintenance and his prior experience with them. Water from the new building will drain via gutters into the storm sewers per the Village Code and should create very little runoff toward Ontario Street. Mr. Sciarabba did comment that the Village should address the poor drainage issue on Ontario Street but didn't feel that their project would make a significant negative impact on drainage. As far as lighting and security, there will be residential floodlights in the back of the property. All construction will conform with Village codes and should not impact the integrity of the church windows. The public was shown schematic drawings of what the unit will look like and the Board advised the meeting attendees that they believed the proposed appearance of the building would be an attractive addition to the Village. The owner plans on maintaining the landscaping and didn't feel that there would be any significant increase in traffic. He also reminded the meeting attendees that he is an adjacent neighbor to the property and would be monitoring the behavior of the tenants personally.

Hearing no further public input, Chairman DeWispelaere asked for a motion on the project. A motion to approve the final site plan (with the condition that the New York State DOT approves the driveway entrance) was made by S. Neal, 2<sup>nd</sup>: R. Schryer. Ayes carried.

Motion to adjourn made at 8:30 pm by R, Schryer, 2nd by T. Jones. Meeting adjourned.

Next Meeting March 7, 2016

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Todd DeWispelaere-Chairman

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Ann Hayslip

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Kathy Berretta

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Mike Jenis

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Scott Neal

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Tim Jones

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Rusty Schryer

