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TOWN OF SODUS PLANNING BOARD

June 7th, 2021

PRESENT

Dennis Grabb - Chair
Ed Grosz - Vice Chair
Mary Zonneville
Joe Pasquale
John Bernhard
Ken Eastley
Ray Stacy

ABSENT

Chris Hoot
Stephanie Teeling

GUESTS

Michael Meseke
James Hoyt
John Graziose
Chris Tertinek
Tim Vollinger
Shane Shultz

Chairman Dennis Grabb called the meeting to order at 7:00PM. The Planning Board reviewed minutes from the previous meeting. Mary Zonneville made a motion to except the minutes. The motion was seconded by Ed Grosz. All were in favor. Motion carried.

The Chairman opened a public meeting. Legal notice was read by the Secretary.

The Chairman asked Jim Hoyt, application #1515 to present his plans for subdivision of a 10.04 acre parcel located at 5428 Route 14. Mr. Hoyt explained that he means to divide a 2.106 acre lot including an existing building that used to be an auction house, with the intentions of selling.

The Planning Board reviewed the subdivision plats and a motion was made by Ed Grosz to approve the application. The motion was seconded by Ken Eastley. All were in favor. Motion carried.

Chairman Grabb asked Shane Shultz to come forward with application #1519 for the subdivision of a 130.30 acre parcel located at 5377 Owls Nest Road. Mr. Shultz explained his plans to separate a 1.159 acre lot retaining an existing home from the rest of the surrounding farm land.

The Planning Board reviewed the subdivision plats and a motion was made by Ken Eastley to approve the application. The motion was seconded by Mary Zonneville. All were in favor. Motion carried.

The Chairman asked John Graziose, application #1520 to present his plans for subdivision of a .66 acre parcel located at 7232 Eagles Nest Circle. Mr. Graziose explained that the parcel encompasses a large retention pond that holds the runoff storm water from the surrounding properties. He went on to explain that the Town of Sodus was interested in this piece of land and he intended on giving it back to the municipality. Mr. Graziose expressed that the clients he was working with are not interested in the maintenance of a pond on the property and have no use for the .231 acres that are bordering the pond.

The Planning Board reviewed the subdivision plats and a motion was made by Ken Eastley to approve the application. The motion was seconded by Ed Grosz. All were in favor. Motion carried.

The Chairman closed the meeting to the public and opened the meeting up to discuss the next application for a special use permit.

Michael Meseke approached the Board to discuss his intentions of buying a property at 7563 Lake Road for the use of a wedding venue and vacation rental. Mr. Meseke let the Board know that he would like to drop the tap room and brewery plans off the application for his special use permit and just be granted approval for the venue and vacation rental at this time.

The Chairman asked what plans he had for parking while an event is in progress. Mr. Meseke explained that the parking would be limited and shuttles would be used for people that had off site lodging. Ed Grosz asked why the tap room and brewery are no longer to be considered in the application. Mr. Meseke responded that for now he would like to be granted approval for just the venues and vacation rental and will think about future prospects after generating capital. Mary Zonneville asked Mr. Meseke to explain his business idea. Mr. Meseke proposed renting the property out for wedding venues the same way vacation rentals are set up. The catering would be done by a third party that would come into the venue with the appropriate food and drink licensing. He went on to say that he and his wife are professional wedding photographers and have a reliable database of catering professionals and wedding services that they have built rapport with over the years. It would then be the responsibility of those services to clean up afterwards. Mr. Meseke asked the Board if he would have to go in front of the Wayne County Planning Board with his application. Chairman Grabb explained that because he is

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surrounded by state owned lands and is located on a county road, the Planning Board would be referring him to the Wayne County Planning Board for recommendations.

After further discussion Mary Zonneville made a motion to accept the application for special use permit on a wedding venue and vacation rental excluding a tap room and brewery. Ken Eastley seconded the motion. All were in favor. Motion carried.

Having no further business the Chairman asked for a motion to adjourn. Motion made by Joe Pasquale. Motion seconded by John Bernhard. Meeting adjourned at 7:46PM.

Respectfully submitted,

Chandra Jensen
Planning Board Secretary