

TOWN OF SODUS ZONING BOARD
December 19th, 2022

PRESENT

Steven Zonneville-Chair
James Russell
David Johnson Ad-Hoc
Sal Vittozzi Ad-Hoc
Kim Buell
John Hayslip
Don Buchwald

ABSENT

GUESTS

Chairman Steven Zonneville called the public meeting to order at 7:00PM. A motion was made by John Hayslip to approve the minutes from the previous meeting. Motion seconded by Kim Buell. All were in favor. Motion carried.

The Chairman asked applicant #1624 to step forward. Tom Vankouwenberg of 7386 State Street addressed the board for the approval of a special use permit to operate a farm winery from his residence. Mr. Vankouwenberg had a 42' x 30' pole barn built in December of 2021 that had been inspected and issued a certificate of occupancy by the Code Enforcement Officer. At that time the building plans had been drafted to be made into a wine production building including an office and tasting room. Mr. Vankouwenberg has since then received his State Liquor License to operate a farm winery and has been doing so. The winery is under the North Coast New York Wine LLC but bottles under the name Silver Waters. The Board asked how much wine is produced annually. Mr. Vankouwenberg explained to the Zoning Board that he had been running the business as a micro winery, that is allowed to produce a maximum of 1,500 gallons a year. He changed the license to produce a maximum of 2,500 gallons a year as a farm winery with an additional agricultural markets license. The Board asked if there are any other outlets that sell Mr. Vankouwenberg's products. Mr. Vankouwenberg answered that he sells to some local liquor stores and local restaurants. He went on to say that he uses produce from local farms and he makes, packages, and sells his wine completely by himself. The Zoning Board asked what the parking capacity and maximum occupancy is for the building. Mr. Vankouwenberg explained to the Board that he has 8 parking spaces with one designated handicap space. The main entrance is off State Street. If overflow parking is needed, he has permission to use the Maxwell Honeybee Farm that is across the street. The Certification of Occupancy allows for 17 people in the tasting room and 68 people in the production room. The tasting and sales room can comfortably occupy 10 people at a time. When he has a private party or an event, he can have a maximum of 20 people by opening up the production room. The most traffic generated by his business, in a busy weekend, would be an estimated 150 people; but not all at one time. His hours of operation are from 11am to 5pm, Thursday through Saturday. The winter hours are from 11am to 5pm Friday and Saturday. Mr. Vankouwenberg explained that he will not be running the tasting room as a restaurant or a bar and will not encourage prolonged drinking. The Board asked what is done with the waste from production. Mr. Vankouwenberg explained that the production only makes a few wheelbarrows of pumice a year and the neighbors take some of it for composting. Mr. Vankouwenberg told the Zoning Board that he has no interest in expanding the business.

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The Chairman asked if any neighbors had concerns. Craig Wollesen told the Zoning Board that he had been to the farm winery and everything was satisfactory.

A motion was made by John Hayslip to approve the application. Motion seconded by Kim Buell. All were in favor. Motion carried.

Having no further business, a motion to adjourn was made by John Hayslip. Motion seconded by Kim Buell. All were in favor. Motion carried.

The Chairman closed the public meeting to adjourn at 7:20PM

Respectfully submitted by,
Chandra Jensen
Zoning Board Secretary