

TOWN OF SODUS PLANNING BOARD

December 5<sup>th</sup> , 2022

**PRESENT**

Dennis Grabb - Chair  
Joe Pasquale  
John Bernhard  
Mary Zonneville  
Ray Stacy

**ABSENT**

Ed Grosz - Vice Chair  
Ken Eastley

**GUESTS**

Chris Tertinek  
Tom Vankouwenberg

Chairman Dennis Grabb called a public meeting to order at 7:00PM. The Planning Board reviewed the previous meetings minutes. Mary Zonneville made a motion to approve. Joe Pasquale seconded the motion. 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 Planning 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 Planning 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 wine can be bought by the glass or as a tasting. He also sells Rootstock Cider. He takes full responsibility for checking patrons' identification for appropriate drinking age.

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Mr. Vankouwenberg told the Planning Board that he has no interest in expanding the business.

Joe Pasquale made a motion to accept the application and see it move to the Zoning Board of Appeals for a public hearing and final approval. John Bernhard seconded the motion. All were in favor.

Having no further business, the Chairman asked for a motion to adjourn. Motion made by Marry Zonneville. Motion seconded by John Bernhard. Meeting adjourned at 7:40PM.

Respectfully submitted,

Chandra Jensen  
Planning Board Secretary