**VILLAGE OF BEMUS POINT**

**PLANNING & ZONING BOARD**

April 21, 2022

7:00 PM

**MEMBERS:**

Chris Loomis

Mark Prechtl

Amanda Dawes

Bernie Auer

Giff Lawrence – Chair

**ALTERNATES:**

Jim Steber

**Others Present:**

Bob Samuelson, Shawn & Susan Weatherup, Amy Jo Catlett, Eric Shuman, Aleda Burch, David Lipsey, Kendra Berg, Alex Daniels, Ken Zatyko, Skip Svetanics

**To consider the application of: Shawn & Susan Weatherup for properties know as Sect**ion 333.09, Block 2, Lots 72&73 located at 60 Lakeside Drive & 4 Main Street, Bemus Point, NY consisting of a site plan review and special use permit for a multi-use project to include a Wine Bar & Small Plate Restaurant, Retail Space and three vacation rental units.

Gifford Lawrence PZBA Chairman opened the hearing at 7:00pm.

Shawn & Susan Weatherup explained to the board their vision for renovation and bringing change & improvement to the village. Concerns about parking, Weatherups are feeling that won’t be a concern to their business. The Weatherups feel that phase 1 & 2 both have to be approved by the board for their vision to work.

The board requested that 3 dedicated parking spots are contingent on the deal.

Entertainment, stage with jazz, piano, music appropriate for the business proposed was agreed upon. Outdoor seating has no restrictions. Signage will be located on Main Street & Lakeside Drive with signs all being backlit.

Timeframe for project completion is in hopes that the bakery part can be opened by Memorial Day weekend. The wine bar & restaurant, they are shooting for July 1st. They wish to start construction as soon as the board approves. Everything is contingent on paperwork back from the County about special use permit. Dumpsters are already in place for project.

Business Use Permit for Sweet Lolita’s Gourmet Cupcakes & Sweet Treats was agreed upon with a motion from Bernie Auer, 2nd Gifford Lawrence – motion carried.

Sign permit for above mentioned businesses as approved with a motion from Gifford Lawrence, 2nd by Chris Loomis – motion carried.

A motion from Chris Loomis was brought to the table with a contingency of 3 dedicated parking spaces secured & a cleared response from the County. Bernie Auer 2nd the motion – all in favor, with motion carried.

Motion to approve the application for above mentioned

First: Chris Loomis

Second: Bernie Auer

unanimous approval

Motion to adjourn at 8:08pm, 1st Chris Loomis, 2nd Gifford Lawrence

Respectfully Submitted,

Brenda Knipe

Clerk/Treasurer