

TOWN OF SODUS PLANNING BOARD

December 6th, 2021

PRESENT

Dennis Grabb - Chair
Ed Grosz - Vice Chair
Joe Pasquale
John Bernhard
Ray Stacy

ABSENT

Chris Hoot
Ken Eastley
Mary Zonneville

GUESTS

Tim Voellinger
Jane Clewell
Chris Tertinek

Chairman Dennis Grabb called a public meeting to order at 7:00PM. Legal notice was read by the Secretary.

The first applicant of the night was called on by the Chairman. Jacob McCarthy of 6699 North Centenary Road was represented by Tim Voellinger of Green Land Surveying. Mr. Voellinger notified the Board that Mr. McCarthy no longer wished to subdivide his land.

The Chairman asked applications #1555 - #1558 by Velocity Properties Group II, being represented by Tim Voellinger of Green Land Surveying, to come forward. Mr. Voellinger provided the board with survey maps of 7635 Fairway Drive (Lot#2), 7633 Fairway Drive (Lot#3), 7631 Fairway Drive (Lot#4) and 7627 Fairway Drive (Lot#6). Mr. Voellinger stated that five lots on the west side of Fairway Drive are undersized and Velocity Properties would like to make the five lots into four lots. This would make appropriate room to build one family residences on each of the four remaining lots.

The Chairman asked Mr. Voellinger if there were existing buildings on the five lots. Mr. Voellinger replied that there is a home currently in the process of being built on Lot#6. The Planning Board looked over the land survey and noticed that the house that was currently under construction was well over the current lot line. Ed Grosz mentioned to Mr. Voellinger that the proposed subdivision should have been granted approval by the Planning Board before the build on Lot#6 started.

The Chairman asked if any neighbors had concerns with this application. Jane Clewell of 7625 Fairway Drive Lot#7 came forward to voice her concerns. Mrs. Clewell said that since the grading of Lot#6 to prep for the new construction, her basement and surrounding property has been flooding. She said she has gone through all her possible channels for resolution to the flooding, with no resolve. Although there are curb stops and clean outs for the runoff in the front of her house, the side yard and back of her house are still experiencing pooling water.

Joe Pasquale made a motion to table this application until the zoning and drainage issues could be resolved with Code Enforcement. Ed Grosz seconded the motion. All were in favor. Motion Carried.

Having no further business the Chairman asked for a motion to adjourn. Motion made by John Bernhard. Motion seconded by Joe Pasquale. Meeting adjourned at 7:30PM.

Respectfully submitted,

Chandra Jensen
Planning Board Secretary