

Town of Sodus Planning Board
10-07-2024

Dennis Grabb - Chair	Ken Eastley - Member	Chris Tertinek
John Bernhard - Member		Steve Knapp
Joe Pasquale - Member		Yvonne Bartleson
Cathy Willmott – Ad Hoc		Steve Bartleson
Ed Grosz – Vice Chair		

Dennis Grabb: 7 o'clock, we'll call the meeting to order.

We'll do a roll call.

I'm **Dennis Grabb, Ed Gross, Joe Pasquale, John Bernhard, Cathy Willmott.**

Dennis Grabb: Cathy Willmott will be placed in the absence of Ken Eastley.

Has everybody had a chance to look at the minutes of our last meeting?

John Bernhard: Motion to approve. **Ed Grosz:** Second. **Dennis Grabb:** Motion made and seconded for approval. All in favor? All Aye. The minutes are approved.

Dennis Grabb: The Town of Sodus Planning Board will hold a public meeting on October 7th, 2024 at 7:00PM in the court room of 14-16 Mill St. Sodus, NY 14551 to discuss the following applications: #12953 Subdivision of 3.62 acres including a residence from 35.39 acres located at 5418 South Geneva Road by Yvonne Bartleson. #12954 Subdivision of 3.27 acres including a labor camp from 35.39 acres and 23.03 acres located at 7868 Brick Church Road by Yvonne Bartleson. #12955 Subdivision of 8.1 acres including a residence from 67 acres located at 7795 Sodus Center Road by Yvonne Bartleson. #12962 Subdivision of 120.5 acres into three lots located at 5591 Preemption Road by Steven Knapp.

#12962 Subdivision of 120.5 acres into three lots located at 5591 Preemption Road by Steven Knapp. We can start with Mr. Knapp.

Steve Knapp: I'm selling off that piece and they want to split between the two buildings, people that are buying it. And they tell me it's for tax purposes. I don't know why that is, but that's why they want to split it into two parcels. There's one cold storage there now and one cold storage that is partially built on the other piece.

Cathy Willmott: Now, how many acres is this total?

Steve Knapp: Each piece will be seven and a half acres.

Cathy Willmott: Okay, and does it go all the way over to 104?

Steve Knapp: No. Just on the corner. I'm going to maintain the ownership of the rest of the property.

John Bernhard: Well, the whole piece, the 120 acres goes to 104.

Steve Knapp: Yes, but that does. The subdivision is just the corner with the cold storage. Fifteen acres total.

Ed Grosz: How close to the line are those buildings going to be?

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Steve Knapp: The problem is that the buildings are too close together, so they want to put a line down the middle of them so it's not too close to anybody else's property line.

Ed Grosz: There is a problem with the setback from the two buildings. Yeah, to what's going to be the new property line.

John Bernhard: The building is 21' and 38' to the property line and is supposed to be 50'.

Ed Grosz: Do you know their intended use for the property?

Steve Knapp: I believe just Storages.

John Bernhard: They are going to buy both parcels? you're not keeping one? I'm just curious, why wouldn't they leave it as one big parcel?

Ed Grosz: Well, the problem with that is if down the road this person wanted to sell one of them. Now, he's got common area that's a problem. I would consider asking gentlemen to go back and try to find another solution I don't know what the rest of you think?

Cathy Willmott: I guess I'm a little troubled by it's just a tax purposes. That doesn't really make a whole lot of sense to me.

Dennis Grabb: It seems taxes would be a little higher I would like a more explanation as to what tax situation is behind subdividing.

Joe Pasquale: I think they need to come in, and give us a reason why they got a tax issue with this and what they intend to do in the future.

Steve Knapp: So, I can just go back and tell them, you know, they've got to come in and explain what their plan is.

John Bernhard: If it was one piece, it wouldn't even be a question.

Ed Grosz: Or if it was two pieces with both buildings on one, that'd be another possible solution. One piece would be the easiest. I don't see a problem otherwise.

Cathy Willmott: I'll make that motion that we deny Steve Knapp's request for subdividing. **Joe Pasquale:** I'll second. All Aye. Motion Denied.

#12953 Subdivision of 3.62 acres including a residence from 35.39 acres located at 5418 South Geneva Road by Yvonne Bartleson.

Steve Bartleson: The smaller parcel there where my brother lives, is getting separated from the farm, the main body of the farm, but the rest of the farm is probably going to be willed to him, but then he'll have the option to be able to sell that piece. I believe the camp is actually part of that same parcel, that double parcel there. You can't always treat it as one farm once we acquire all the parcels. But the labor camp is being separated because the main farm where my mother lives at 7795 Sodus Center Road, is being rented by Burt Peters. He's actually running my farm also. So, in order to facilitate him being able to run the farm there, he needs housing.

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Ed Grosz: I would make a motion to accept this as presented. **John Bernhard:** I second. All in favor. All Aye. Motion Caried.

#12954 Subdivision of 3.27 acres including a labor camp from 35.39 acres and 23.03 acres located at 7868 Brick Church Road by Yvonne Bartleson.

The Planning Board reviewed the land surveys.

John Bernhard: I make a motion to accept. **Cathy Willmott:** I'll second.

Dennis Grabb: Okay, we have a motion made and seconded to accept it. All in favor? All Aye. Motion Carried.

#12955 Subdivision of 8.1 acres including a residence from 67 acres located at 7795 Sodus Center Road by Yvonne Bartleson.

The Planning Board reviewed the land surveys.

Ed Grosz: I make a motion to accept. **Joe Pasquale:** I'll second.

Dennis Grabb: Okay, we have a motion made and seconded to accept it. All in favor? All Aye. Motion Carried.

Dennis Grabb: Do I have a motion to adjourn?

Ed Grosz: I make a motion to adjourn?

Cathy Willmott: I second that.

The Planning Board adjourned at 7:45pm