

**Town of Sodus Planning Board**

**8/4/2025**

**DRAFT**

Present	Absent	Guests
Dennis Grabb - Chair	Ken Eastley - Member	Nicole Young
Joe Pasquale - Member	Kyle Kephart – Ad Hoc	Richard Tack
John Bernhard - Member		Ryan Tellier
Ed Grosz – Vice Chair		

**Dennis Grabb:** We will call the meeting to order. We'll do roll call.

I'm **Dennis Grabb, Ed Grosz, Joe Pasquale, John Bernhard.**

**Dennis Grabb:** Motion to approve the minutes from the last meeting? **Ed Grosz:** Motion to approve. **John Bernhard:** I will second. **Dennis Grabb:** Motion made and seconded for approval. All in favor? All Aye. **Dennis Grabb:** Both tonight's applications are a negative declaration, Type II SEQR? **Joe Pasquale:** I make a motion to go forward on both applications for Type II negative declaration. **John Bernhard:** I second. **Dennis Grabb:** Motion made and seconded All in favor? All ayes. Motion carried.

**#13205 Susan Salvaggio,** site plan review for special use permitting a tiny house of 400sf when 750sf is required. Located at 5554 Lake Rd. Williamson, NY 14589.

**Susan Salvaggio:** I've already got a building permit for a garage and a driveway for the garage to go in. The tiny house is 400sf plus a screened-in porch and a loft. I looked at the codes that were set for tiny homes and it meets all of the requirements listed there for egress and emergency exits.

**Ed Grosz:** Will you'll have city water there?

**Susan Salvaggio:** Yes, I have made initial contact with the water authority and RG&E. I have a builder for the garage and he would do the site preparation for the tiny house on a concrete slab. He's going to put in the run the electric from the garage to the tiny house. I've been in touch with the water authority.

**Ed Grosz:** Are you going to have a septic system?

**Susan Salvaggio:** Yes, I have a septic plan that meets requirements for a three-bedroom home. We did a perk test Friday and everything looked good.

It's an Amish made cabin home and will be coming from Lancaster Pennsylvania.

**Dennis Grabb:** How far back off the road is it?

**Susan Salvaggio:** The garage is going to sit just under 175 feet and the house is going to sit back about 150.

**Ed Grosz:** What kind of fuel are you using for heat?

**Susan Salvaggio:** Electric. It's all electric. No gas.

**Ed Grosz:** I don't see any particular problems with it. I'd like to make a motion to approve.

**Joe Pasquale:** Second that.

**Dennis Grabb:** Okay, we have a motion made and seconded for approval, all in favor? All aye. Motion carried. The Zoning Board will have final approval.

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**#13225** Subdivision to create a flag lot from 58.6 acres located at 6959 State Route 14 by Nicole Young.

**Richard Tack:** I own the farm and we're going to make a lot for my daughter Nicole.

**Ed Grosz:** Is it your intention to put a home on this lot?

**Ryan Tellier:** Yes, I have a copy of the site plan. (Reviewed site plans)

**Ed Grosz:** Is there any reason that you couldn't square that out to the far line?

**Richard Tack:** Because it's a working farm and we would be losing trees.

**Ed Grosz:** In the event that that were to be sold somewhere down the future, what problems might that create.

**Richard Tack:** There's that 30-foot strip, that is enough for a driveway. But if it ever sells it would be combined. Down the road. She's already my will donor and very surely when we pass this process later in the year, an LLC will be formed. So, she'll be part owner of the whole thing, but that will be in her name. So, that parcel will be separate from the farm, but she'll eventually be a third owner of the entire 60 acres.

**Joe Pasquale:** I make a motion to approve.

**John Bernhard:** I second.

**Dennis Grabb:** Any more questions? Okay, we have a motion made and seconded for approval. All in favor? All aye.

**John Bernhard:** I make a motion to adjourn.

**Joe Pasquale:** I second that.

The Planning Board adjourned at 7:22pm

Submitted by,

Chandra Jensen

Zoning Board Secretary