

**Town of Sodus Planning Board**

**10/7/2025**

**PRESENT**

Dennis Grabb – Chair  
Ed Grosz - Vice Chair  
Joe Pasquale - Member

**ABSENT**

John Bernhard – Member  
Kyle Kephart – Ad Hoc

**GUESTS**

Ty Taccone  
Zack Taccone  
Tom Putnam

**Dennis Grabb:** We will call the meeting to order. We'll do roll call. I'm Dennis Grabb, Ed Grosz, Joe Pasquale.

**Dennis Grabb:** Motion to approve the minutes from the last meeting? **Ed Grosz:** Motion to approve. **Joe Pasquale:** 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? **Ed Grosz:** I make a motion for both applications as Type II negative declaration. **Joe Pasquale:** I second. **Dennis Grabb:** Motion made and seconded All in favor? All ayes. Motion carried.

**#13290 – Special Use Permit** by ZTT enterprises LLC / JRT Enterprises LLC to clear agricultural land in order to store commercial equipment outdoors and in shipping containers for commercial and personal use.

**Zack Taccone:** So, the property is on Almikinder Drive if you make a right and go past the Empire Auto Sales, there's a 6.56-acre lot there that me and the JRT Enterprise, my brother, are interested in. Now it is zoned, agricultural. So, what we would be looking to do is zone it commercial and basically clear approximately two acres at a time and park light heavy equipment like skid steers, dump trailers, stuff like that. stone, mulch, earth products, and have spaces available to rent out, to park boats, RVs, and areas for other people with equipment like myself. We would request eventually someday getting electricity, but not really interested in water. And also, to place shipping containers on the property where you could park stuff inside if you wanted to, out of the weather. Possibly rent those out and store them there. s a service road according to Jared I spoke to.

**Ed Grosz:** Spot zoning is probably not going to happen. It would have to be a special use permit. A special permit will have some set rules, how you manage this business, if you don't comply to that, it can be rescinded. That special permit is yours. If you sell the property, that permit doesn't transfer.

**Dennis Grabb:** As far as equipment, those containers aren't big enough to put that stuff inside.

**Zack Taccone:** No, so the projection would be like, myself, I have a skid steer dump trailer, a couple other trailers, and it would be more of a storage for like a plate compactor, a walk -behind compactor, hand tools, generators. Landscape attachments that go to the skid steer, instead of leaving them in the open. It'd be nice to keep them out of the weather so the sun doesn't dry the hydraulic lines out, gets all rusty, that kind of thing.

**Ed Grosz:** Are you going to gravel the area?

**Zack Taccone:** Yes, it would be cleared and then paper, gravel, or stone, crushed stone, or millings over the top.

**Dennis Grabb:** So, you're going to clear right from the service road.

**Zack Taccone:** there's a couple of nice pine trees. This is my brother Ty. He presented, that we would landscape and maybe put some river rock stone so it doesn't look like the car lot next door.

**Joe Pasquale:** Do you plan on gating the driveway?

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**Ty Taccone:** Just the entrance, and maybe big boulders, leave those cluster of pine trees.

**Ed Grosz:** You tend to allow people to work on their equipment on that land?

**Ty Taccone:** So, the landscape crowd, for example, we'll call it, that clientele, you could maybe sharpen blades and stuff there, but don't dismantle the machine. Don't change oil there.

**Ed Grosz:** What do you want to do about a list of recommendations? Come up with them tonight? Other than, you know, you're going to have an acre of stone.

**Dennis Grab:** you're going to need a 30' driveway 20' from the sides, 50' from the back.

We want the driveway gated. And you are responsible to clean it up if the business ever stopped.

**Ed Grosz:** And I think we want to talk a little bit about what can be stored in the containers. No flammables, other than a lawnmower with gas in it. No HAZMAT materials.

**Ed Grosz:** Yes, I would make a motion to accept, given the list of items that we've suggested.

**Joe Pasquale:** I'll second it.

**Dennis Grab:** Okay, motion made and seconded for approval with our list of recommendations. All in favor? All aye.

**#13286 – Home Occupation** in an accessory building located at 5862 Richardson Road by Thomas Putnam to operate a gun retail shop.

**Thomas Putnam:** I want to open my gun shop up again. I'm in Florida from November till April, and my son's on my license now. He does it by appointment only. I mean, nothing big, the same as my other one.

No Neighbors were present

**Ed Grosz:** I will make a motion to accept.

**Joe Pasquale:** I'll second that.

**Dennis Grab:** Motion made and seconded for approval. All in favor? Aye. Motion carried.

**Dennis Grab:** Any other thoughts? All right if there is nothing left to discuss I need a motion to adjourn. **Joe Pasquale:** I will make a motion. **Ed Grosz:** I second. The meeting adjourned at 7:40PM.

Submitted by,  
Chandra Jensen  
Zoning Board Secretary