

Town of Sodus Planning Board

9/8/2025

Present	Absent	Guests
Dennis Grabb - Chair	Ken Eastley - Member	Tricia Delorm
Joe Pasquale - Member	Kyle Kephart – Ad Hoc	Dan Lapp
John Bernhard - Member		Sue Lapp
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? **Ed Grosz:** I make a motion for both applications as Type II negative declaration. **John Bernhard:** I second. **Dennis Grabb:** Motion made and seconded All in favor? All ayes. Motion carried.

#13236 Tricia DeLorm, site plan review for kennel permit. Located at 4950 Maple Ridge Rd. Marion, NY 14505.

Tricia DeLorm: I have an application in for a dog permit because I own four dogs. We got them all spayed and neutered. I got a letter in the mail. They're not out of our sight for very long and they stick pretty close. And they have their own little 24' area. 86' in the backyard and a doggy door in and out, they have range of the whole house. We've got two acres. The dogs don't bug anybody. They don't run. They're licensed. My neighbors don't see my dogs.

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

Joe Pasquale: I 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.

#13263 Daniel Lapp, site plan review for an occupancy on a tiny home. Located at 5199 Preemption Rd. North Rose, NY 14516.

Daniel Lapp: Yeah, we got a shed we converted and we finally got final inspection this week. The electric inspection is this week, the electrician did a first inspection and he told us what we should have, so he went through and did all what he wanted. Electric everything but a pellet stove.

Sue Lapp: We had a house there before, so we have a septic, we have a well, there's electric up now. Everything's up. So, the building inspector has looked at it and he said he'd come back and just make sure everything was fine. It's only a two -bedroom. It is 540sf.

Ed Grosz: I'd like to make a motion to approve. **John Bernhard:** I Second.

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

John Bernhard: I make a motion to adjourn.

Joe Pasquale: I second that.

The Planning Board adjourned at 7:15pm

Submitted by,

Chandra Jensen

Zoning Board Secretary