

DRAFT

Town of Sodus Planning Board

Regular Meeting Minutes

February 2, 2026

Courtroom, 14–16 Mill Street, Sodus, NY

Chair Dennis Grabb called the meeting to order at 7:00 PM and stated that the meeting was being recorded.

Roll Call: Dennis Grabb, Ed Grosz, Joe Pasquale, John Bernhard, Kyle Kephart, Scott Chatfield, Allen Kendt.

Guests: Lucio Miranda, Carol Shaw, Brian Shaw, Ryan Tellier.

Approval of Minutes: Motion by Joe Pasquale, second by Ed Grosz. Vote: All in favor. Motion carried.

Legal Notice: The Secretary read the legal notice stating that the Town of Sodus Planning Board would hold a public meeting on February 2, 2026, at 7:00 PM in the courtroom at 14–16 Mill Street to discuss Application #13401 – Minor Subdivision, located at 6055 Barclay Road, Sodus, NY 14551. Applicant: Lucio Miranda. Request: Subdivision of a 19.95-acre parcel to create a 2-acre irregular flag lot including a residence, with a proposed farm access easement.

Applicant Presentation: The applicant, Lucio Miranda, and surveyor Ryan Tellier of Greenland Surveying presented the proposed subdivision. The intent is to subdivide a 2-acre parcel for a family residence while maintaining agricultural use of the remaining lands.

Board Discussion: Discussion focused on the proposed access and easement, with Board members expressing concern that the proposed farm access easement crosses property not currently owned by the applicant and has not been formally agreed to by the adjoining landowner. The applicant stated a future driveway is planned; however, access ownership is still being resolved. Septic and well locations were identified on the survey. The well is served by an existing pump house. The Board noted the pump house may slightly encroach across a boundary line and emphasized that any boundary line issues or easements must be resolved by the involved property owners and their legal counsel.

Public Comment: Carol Shaw and Brian Shaw, neighboring property owners, stated they attended the meeting to better understand the proposal. The applicant clarified the subdivision layout and confirmed that the project would not impact the nearby abandoned structure. No objections were raised.

Board Determination: The Planning Board found the subdivision acceptable with conditions. The proposed easement is not approved as part of this application. Any boundary line or pump house encroachment issues must be resolved by the applicant with adjoining property owners and clearly documented through written agreements as part of the approval. Motion by John Bernhard, second by Joe Pasquale. Vote: All in favor. Motion carried.

Board Updates: The Waterways and Mooring Code has been adopted. The Sign Code has been rewritten for consistency with the Town Zoning Code and is pending further review. The Chair welcomed new alternate Planning Board members Allen Kendt and Scott Chatfield.

Adjournment: Motion to adjourn by John Bernhard, second by Joe Pasquale. Vote: All in favor. The meeting was adjourned at 7:35 PM.

Submitted by: Chandra Jensen, Planning Board Secretary