

Town of Sodus Planning Board
02-03-2025

Dennis Grabb - Chair	Ken Eastley - Member	Kayla Lott
Ed Grosz – Vice Chair		James DeNeef
Joe Pasquale - Member		Jacqueline Hironimus
John Bernhard - Member		Larry Hironimus
Kyle Kephart – Ad Hoc		

Dennis Grabb: 7 o'clock, we are calling the meeting to order. We'll do roll call.

I'm **Dennis Grabb, Ed Gross, Joe Pasquale, John Bernhard, Kyle Kephart.**

Dennis Grabb: Kyle Kephart will be placed in the absence of Ken Eastley.

Has everybody had a chance to look at the minutes of our 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.

#13047 Subdivision of 1.26 acres from 16.50 acres located on Beam Hill Road against the Marion Town border, by Mason Willson.

Dennis Grabb: Negative declaration on a Type II SEQR? **John Bernhard:** I make a motion to accept Type II negative declaration. **Joe Pasquale:** I second. **Dennis Grabb:** Okay, motion made and seconded for a negative declaration on the SEQR. All in favor? All ayes. Opposed? Motion carried.

Kayla Lott: I am here to represent Mason Willson. We want to subdivide his property and then build a house on it.

Ed Grosz: What's the gap between the new parcel and the town line?

Kayla Lott: That is the driveway, the access to the rest of his property. So, the left over acreage will not be landlocked.

Ed Grosz: What is the width of that laneway?

Kayla Lott: 25 feet.

Dennis Grabb: Now, if you were to ever sell the property and you're living there, do you have problems with people that bought that using that laneway between you?

Kayla Lott: No. I think that's why he wanted to do it this way.

John Bernhard: The road frontage is undersized, and the acreage is as well.

Dennis Grabb: This is zoned agricultural and needs to be two acres minimum with 300ft of road frontage.

Ed Grosz: The new lot is 1.26 acres. Is there any problem with going deeper?

Kayla Lott: We were trying not to take away because that's currently being used as agricultural farmland. It's open land.

Dennis Grabb: So this application will have to be seen by ZBA for area variances if you wanted to keep it undersized. Then being 500 feet from a town line, you must go

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to Wayne County Planning as well, being undersized. Right? I guess at this point we would have to deny it based on that. But she's got kind of three strikes here.

Ed Grosz: I would make a motion to deny based on three items of disparity with the zoning.

Dennis Grabb: Do I have a second?

Joe Pasquale: I second it.

Dennis Grabb: Okay, motion made and seconded for denial. All in favor? All ayes.

#13045 Subdivision of 0.808 acres to be combined with the west property of 9.68 acres on 7630 McMullen Rd. making a 10.48 acre parcel. Subdivision of 5.05 acres from 10.48 acres on 7630 McMullen Rd. to be combined with 52.34 acres on 7594 McMullen Rd. Subdivision of 0.097 acres of 7594 McMullen Rd. and 0.253 acres of 7694 McMullen Rd. to be combined with 0.80 acres on 7616 McMullen Rd., by Larry Hironimus.

Dennis Grabb: Negative declaration on a Type II SEQR? **John Bernhard:** I make a motion to accept Type II negative declaration. **Joe Pasquale:** I second. **Dennis Grabb:** Okay, motion made and seconded for a negative declaration on the SEQR. All in favor? All ayes. Opposed? Motion carried.

Larry Hironimus: (subdivision platt review) that's my brother-in-law right there. So, he would be absorbing this piece into his property that we bought from Thorne. And we would be purchasing, or trading, some of his back property to attach it to the original farm. Because this was originally all the same. All one piece. Yeah, and this property here we're adding to we want to add to my 76-year-old mother we just moved her into this house And we want to put up like a small pole bar garage. We want to have enough room so she can park inside for this type of weather.

Dennis Grabb: Well, it's an existing home.

Larry Hironimus: Yes. We Just want to make it a lot bigger so we can put a small, detached pole barn there to park in.

John Bernhard: I don't see any problems at all. I make a motion to accept.

Joe Pasquale: I'll second it.

Dennis Grabb: Motion made and seconded to accept. All in favor? All ayes.

Dennis Grabb: Do I have a motion to adjourn?

Ed Grosz: I make a motion to adjourn.

Joe Pasquale: I second that.

The Planning Board adjourned at 7:45pm