

DRAFT
Town of Sodus Planning Board
Minutes of Meeting
October 5, 2026
Courtroom, 14–16 Mill Street, Sodus, NY

Vice Chairman Ed Grosz called the meeting to order at 7:00 PM and stated that the meeting was being recorded.

Roll Call: Present: Ed Grosz, Allen Kendt, Joe Pasquale, and John Bernhard. A quorum was established.

Absent: Scott Chatfield, Dennis Grabb, and Kyle Kempfart. Motion made by John Bernhard, seconded by Allen Kendt, to appoint Ed Grosz as Acting Chair in the absence of Dennis Grabb. Motion carried.

Approval of Minutes: The Board reviewed and approved the August 8, 2026 meeting minutes. Motion made by Allen Kendt, seconded by Joe Pasquale, to approve the minutes.

Vote: All in favor. Motion carried.

Legal Notice: No public hearing was opened or held, and no legal notice was read.

SEQR: Motion made by John Bernhard, seconded by Joe Pasquale, to issue a Negative Declaration for the proposed Type II Action, determining that the project would not result in significant adverse environmental impacts. **Vote:** All aye. Motion carried.

#13687 Applicant Presentation: Josh Livingston appeared before the Board and explained his proposal to construct a second single-family residence on the former Baker farm at 7310 Lake Road, while retaining the existing farmhouse for his mother and siblings. He and his family would occupy the farmhouse during construction and then move into the new home. The application identifies a 91.12-acre parcel. The proposed home would be located in a field behind the existing farmhouse, approximately 550 feet from Lake Road, 450 feet from the east property line, and 2,000 feet from the rear property line. The proposed residence will be approximately 50-by-100-foot, two-story barndominium with five bedrooms and 3½ bathrooms, with the septic system to the west. Mr. Livingston stated that engineered plans were available. He proposed underground water and electric service to the new residence, with a driveway extending through the wooded portion of the property.

Board Discussion: The Board reviewed the proposed house location, access, utilities, parcel acreage, and road frontage. Members noted that the property had approximately 1,270 feet of frontage and sufficient space for the proposed residence. Members discussed the potential for future subdivision or sale of the property with two residences. Mr. Livingston stated that he intended to keep the property in his family and asked about subdivision if it were ever sold. The Board explained that any future subdivision would require review at that time, including road frontage and setbacks from any new property line. Members discussed maintaining at least 20 feet between a future property line and each residence.

Board Determination: Motion made by John Bernhard, seconded by Allen Kendt, to approve the site plan for Application #13687 for the proposed second single-family residence at 7310 Lake Road.

Vote: All aye. Motion carried.

The Board explained that this action constituted site plan approval. The applicant must proceed to the Zoning Board of Appeals for consideration of the special use permit on October 26, 2026. No additional conditions were stated in the site plan approval motion.

Adjournment: Motion made by Ed Grosz, seconded by John Bernhard, to adjourn at 7:28 PM.

Vote: All aye. Motion carried.

Submitted by:

Chandra Jensen

Planning Board Secretary