

Town of Sodus Planning Board

Regular Meeting Minutes

March 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, Joe Pasquale, Kyle Kephart, Scott Chatfield was placed in the absence of Ed Grosz, Allen Kendt was placed in the absence of John Bernhard.

Guests: Dave Maddison, Harrison VanDeWalle, Emery Martin, Chester Martin.

Approval of Minutes: Motion by Kyle Kephart, second by Allen Kendt. Vote: All in favor. Motion carried. **SEQR Review:** Motion made by Joe Pasquale and seconded by Kyle Kephart for both applications as a Negative Declaration, Type II, determining no environmental impacts. Vote: All in favor. Motion carried.

Application #13400 VanDeWalle Fruit Farm, LLC represented by Harrison VanDeWalle and Dave Maddison. Planning Board Site Plan Review to install wind machines (frost fans) for frost control. Located on Sodus Center Road. Tax identification numbers: 70116-00-030618, 69116-00-889948, 69116-00-945919, 69116-00-946881, 69116-00-948843, 69116-00-949802, 70116-00-111620. Zoning District: Agricultural bordering residential within 600 feet.

Applicant Presentation: Harrison VanDeWalle and Dave Maddison presented a proposal to install ten wind machines along two properties on Sodus Center Road for frost protection of fruit crops. The machines are used during spring frost events to circulate warmer air, protecting fruit buds. Operating when temperatures range between 28 and 32 degrees. The machines generally run overnight during a short period in May, and historically average one to two nights per year. The machines are approximately 35 feet tall with motors located near ground level and are equipped with mufflers. The applicant stated there have been no formal noise complaints regarding existing machines.

Board Discussion: The Board discussed operational timing, seasonal use, potential noise impacts, and proximity to neighboring properties. The agricultural nature of the area and limited annual use were noted. The applicant indicated willingness to address any concerns should they arise. It was stated that noise levels from the machinery in proximity to the closest residences could be compared to moderate rainfall.

Board Determination: Motion made by Joe Pasquale and seconded by Allen Kendt to approve the Site Plan Review preliminary and refer to the Zoning Board of Appeals for public hearing on March 23, 2026.

Application #13432 Emery and Chester Martin. Planning Board Site Plan Review for contractor self-storage units. Located at 5771 Bond Road, Sodus, NY 14551. Zoning District: Commercial.

Applicant Presentation: The applicants presented a proposal to construct contractor storage units intended primarily for storage of contractor equipment, vehicles, and similar materials. The units are proposed to be approximately 60 feet deep with 14 x 14 overhead doors on one side and man doors on the rear. The driveway surface will initially be gravel. The applicants stated the intended use is storage only and not retail or vehicle repair operations. Plumbing may be installed for potential restrooms depending on future tenant needs.

Board Discussion: The Board discussed permitted uses within the C-1 Commercial district, limitations to storage use only, and the requirement that any future change of use would require additional approvals. Discussion included concerns regarding fuel storage, hazardous materials, fire inspection requirements, operating permits if applicable, access and security considerations, and referral requirements to the Wayne County Planning Board.

Board Determination: Motion made by Joe Pasquale and seconded by Kyle Kephart to approve the Site Plan Review preliminary for contractor storage use only. Vote: All in favor. Motion carried. Application referred to the Wayne County Planning Board for further recommendations on March 25, 2026.

Adjournment: On motion by Dennis Grabb, seconded by Joe Pasquale, the meeting adjourned at 7:35 PM. All in favor.

Submitted by Chandra Jensen, Planning Board Secretary.