

Town of Sodus Planning Board

Regular Meeting Minutes

June 1, 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, Ed Grosz, Allen Kendt, John Bernhard, Scott Chatfield.

Approval of 5-4-2026 Minutes: Motion by Ed Grosz, seconded by Allen Kendt. **Vote:** All in favor. Scott Chatfield abstained. Motion carried.

SEQR Review: Motion made by Ed Grosz and seconded by Scott Chatfield determining the action to be an Unlisted Action and issuing a Negative Declaration, determining no significant environmental impacts. **Vote:** All in favor. Motion carried.

Application #13524 – Applicant Presentation:

Raymond Mast appeared before the Board regarding the proposed subdivision of property located at 7437 Quarry Road. Mr. Mast explained that he was seeking approval to subdivide approximately 2.84 acres from his 56.90-acre parcel. The proposed subdivision would create a separate residential lot containing the existing residence and associated improvements, while the remaining acreage would be retained as a larger flag lot consisting primarily of woodland. The purpose of the subdivision was to separate the residential portion of the property from the balance of the acreage.

Board Discussion: The Board reviewed the survey prepared by R. Moore Surveying dated April 29, 2026, Project No. 00756A-1. Discussion focused on the configuration of the proposed lots, access to the remaining lands, and the future use of the flag lot. Questions were raised regarding whether the remaining parcel could support future residential development and whether any future construction would require area variances due to the flag lot configuration. It was noted that any future development of the remaining parcel would be subject to review by the Zoning Board of Appeals and compliance with applicable zoning requirements.

The Board reviewed the location of the existing driveway, which provides access from Quarry Road to the residence. Mr. Mast confirmed the locations of the existing septic system, well, barn, and accessory storage buildings serving the residence. The Board also discussed the available frontage on South Street and Quarry Road and reviewed access considerations for the remaining parcel. Environmental features of the property were discussed, including the location of a creek and drainage feature near the southeastern portion of the property. After reviewing the site conditions and the submitted survey, the Board found no significant environmental concerns associated with the proposed subdivision.

Public Comment: No members of the public were present to speak regarding the application, and no written comments had been received.

Board Determination: Motion made by Scott Catfield and seconded by Joe Pasquale to refer the application to the ZBA for final approval of the proposed flag lot subdivision. **Vote:** All in favor. Motion carried.

Other Business: The Board discussed future meeting locations. Members discussed building access and requested that the Chairman have a key for emergency access purposes. The Board also discussed annual training requirements and the possibility of conducting joint procedural training sessions with other local boards later in the year.

Adjournment: On motion by Dennis, seconded by Allen, the meeting adjourned at 7:38 PM. All in favor.

Submitted by Chandra Jensen, Planning Board Secretary.