

**Town of Sodus Planning Board**

**05/05/2025**

**DRAFT**

Dennis Grabb - Chair	Ken Eastley - Member	Ryan Phelps
Ed Grosz – Vice Chair	Kyle Kephart – Ad Hoc	Chris Tertineck
Joe Pasquale - Member		Robert Burgdorf
John Bernhard - Member		

**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.**

**Dennis Grabb:** Motion to approve the minutes from the last meeting?

**Ed Grosz:** Motion to approve. **John Bernhard:** I will second. **Dennis Grabb:** Motion made and seconded for approval. All in favor? All Aye.

**#13088 Special Use Permit** to have overflow inventory, display and advertise car sales. Located at the east corner of the intersection of State Route 104 and Ridge Road Tax Id#70117-00-050660, by Ryan Phelps.

**Dennis Grabb:** Negative declaration on a Type II SEQR? **Ed Grosz:** 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.

**Ryan Phelps:** I opened Ryan Phelps Auto Sales in The Village of Sodus a few years ago. The community has been really good to us. We've been growing and doing more car repair and sales, and we don't have enough room. So, I bought the place up on the corner of Ridge Road and 104. The property is complicated, which I knew when I bought it. It is partially wetlands and needs DOT and County permissions. My goal is to have overflow parking, so our onsite lot can keep more retail cars. Then in the front I could have a display lot. If any employees are there showing the cars to anybody, we can get in trouble by DMV regulations.

**Ed Grosz:** I assume you'll be graveling some of it.

**Ryan Phelps:** I was talking to DEC about the wetlands, they don't like blacktop, they like gravel because it's permeable. DOT seemed to think it wouldn't be an issue really. They were easier than I thought.

**Ed Grosz:** No intention of moving the entire business down there?

**Ryan Phelps:** Absolutely not.

**Ed Grosz:** Your access to the property would be off of Ridge Road?

**Ryan Phelps:** Yes, Ridge Road. I can also put an entrance in off Burley Road if needed or on the front of Ridge Road for two entrances, one for the overflow area and then one up front for the display area.

**John Bernhard:** How does that work, you can't show people those cars?

**Ryan Phelps:** You're not supposed to. That's New York State's law.

**Ed Grosz:** There's not going to be somebody on property every day, would you consider fencing the whole thing?

**Ryan Phelps:** I would have to talk to DEC to put a fence within 30 feet of the wetland.

**John Bernhard:** I make a motion to approve.

**Ed Grosz:** Do we want to make any stipulations about how many cars. We want 15 display cars and 30 overflow? Any other ideas on that number?

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**Ryan Phelps:** Could I do 40 for the overflow? 15 and 40?

**John Bernhard:** I don't see why that wouldn't work. There's a lot of land there.

**Dennis Grabb:** Okay, that would be our only stipulation.

**Joe Pasquale:** I second, with the stipulations.

**Dennis Grabb:** Motion made and seconded for approval with the stipulations. All in favor? All aye. Referral will be made to Wayne County Planning Board.

**Ryan Phelps:** Can I wait? Is it appropriate to wait until after my wetland delineations to go to Wayne County?

**Planning Secretary:** Let me know when your other delineations are complete.

**#13094 Site Plan Review** for Special Use Permit Amendment to move a Verizon Telecommunication Tower 175' east from the previously approved location at 7863 E. Ridge Road (Wallington Fire department), by Bell Atlantic Mobile Systems represented by Robert Burgdorf with Nixon Peabody LLP.

**Dennis Grabb:** Negative declaration on a Type II SEQR? **Ed Grosz:** 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.

**Robert Burgdorf:** This is an application to amend the site plan and special permit that was granted about 18 months ago or so. For one simple reason, the State Historic Preservation Office asked us if we would move it 175 feet to the east. The landowner was agreeable to that. There are no other changes of any kind whatsoever. Same height, same facility, same everything else, and all that set forth on the amended site plan. Procedurally, it still requires an amendment, it's going to require the same procedures, so that's why we're back. **Ed Grosz:** You're actually a bit further away from the baseball fence.

**Dennis Grabb:** Looks a little bit nicer, I think. It won't be quite as visible. The trees are already there.

**John Bernhard:** You're going to remove some of the trees I would imagine.

**Robert Burgdorf:** All of them? No just whatever's shown on the plan.

**Dennis Grabb:** The baseball fence is still within the fall zone. Is this is a pole that folds in the middle.

**Robert Burgdorf:** Yes, my recollection is that this was built with a break point.

**John Bernhard:** I make a motion to accept.

**Ed Grosz:** Second.

**Dennis Grabb:** Okay, we have a motion made and second for approval. All in favor? All aye. Opposed? Motion carried. Referred to Wayne County Planning Board.

**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 8:08pm

Submitted by,  
Chandra Jensen  
Zoning Board Secretary