

**Town of Sodus Planning Board**

**Regular Meeting Minutes**

**March 4, 2026**

Courtroom, 14–16 Mill Street, Sodus, NY

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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 was absent. **Guests:** John Sipple, Bill Wan, Deb VanLare, Mazlyn Fuchs, Johnathan Gurecki.

**Approval of 3-2-2026 Minutes:** Motion by Ed Grosz, seconded by Joe Pasquale. Vote: All in favor. Motion carried.

**SEQR Review:** Motion made by Ed Grosz and seconded by Joe Pasquale 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 #13400** Sodus Microd Club represented by John Sipple. Special Use Permit Amendment for 7759 Ridge Rd. Sodus, NY 1455. Previously approved by the Zoning Board of Appeals meeting on July 23, 1990. Granted with the following conditions: 1) A maximum number of trees be left as a buffer for noise. 2) The track be used during non-school hours only. 3) One scheduled weekly race will be allowed. 4) Only 2 days a week can be scheduled for practice. 5) Races will last no longer than 11:00 p.m. 6) Saturday and Sunday activities will not be allowed to start until after 12:00 (noon).

**Applicant Presentation:** The applicant, John Sipple, explained that the club was requesting an amendment to modernize and clarify the language of the original Special Use Permit established in the 1990s. The applicant stated that no major operational changes were proposed, but rather updated wording to better reflect the club's current operations and needs. The applicant explained that the club requested flexibility in scheduling practice days and race days due to weather conditions while still maintaining two quiet days per week. The applicant also requested that quiet hours mirror the Town of Sodus noise ordinance rather than requiring separate approvals for special events. Additional discussion included maintaining existing buffers, improving parking areas, removing hazardous dead trees, and allowing limited expansion of parking areas within the club property boundaries to accommodate larger trailers and race team vehicles. The applicant stated that the club remains a nonprofit organization focused on youth recreation and family activities and noted that the club hosts regional racing events that benefit the community.

**Board Discussion:** The Board discussed the requested changes to practice and race scheduling, particularly in relation to nearby school hours and neighboring properties. The applicant stated that weekday activities currently begin at 4:00 p.m. and indicated the club could continue adhering to that start time. The Board discussed the club's long-standing presence in the community, parking accommodations, tree maintenance, and the organization's efforts to maintain good relations with neighboring property owners. The applicant further explained the need for scheduling flexibility for weather-related cancellations and special statewide racing events hosted at the facility. The Board acknowledged the club's positive role in the community and noted that the amendment largely clarified and updated existing permit language.

**Board Determination:** Motion made by Kyle Kephart and seconded by Joe Pasquale to approve the application with Zoning Board final approval for the Special Use Permit Amendment as presented. **Vote:** All in favor. Motion carried.

Adjournment: On motion by John Bernhard, seconded by Ed Grosz, the meeting adjourned at 7:45 PM. All in favor.

Submitted by Chandra Jensen, Planning Board Secretary.