

## TOWN OF SODUS PLANNING BOARD

February 4<sup>th</sup>, 2020

### PRESENT

Dennis Grabb-Chair  
Joe Pasquale  
Mary Zonneville  
Nancy Ross  
Ed Grosz-Vice Chair  
Stephanie Teeling

### ABSENT

Ken Eastley

### GUESTS

Donald Lessord  
Howard Lessord  
Chris Ternek  
David leRoy  
Mike Greene

Chairman Dennis Grabb called the public meeting to order at 7:00PM. After review of the last Planning Board minutes, amendments will be made. Ed Grosz made a motion to except the minutes after amendments are made and Joe Pasquale seconded the motion. All were in favor. Motion carried.

Chairman Grabb brought forth the request for a special permit to build and operate a commercial storage facility by Donald Lessord of D and H Real Property, LLC.

Donald Lessord laid out a survey map showing his plans to have a 300 unit self-storage facility at 6295 Ridge Road West. He wants to start with the build of a quarter of the units at the back of the property that butts up to Route 104. The units will be HVAC and use geothermal solar power. Lessord also expressed his attention to security around the facility, and wants to install bright lighting with a security fence that runs the whole perimeter of the property. The plans have included areas for snow removal and water runoff. Howard Lessord went on to say that at the property would be surfaced with blacktop that would allow the property to be maintained more efficiently in the long run.

Ed Gross asked how far the setbacks were from the closest adjacent property. Lessord replied that the closest set back to a neighboring property was 15'. This would permit movement and maintenance to occur between the two properties. Ed inquired about moving the setback if any problems with neighboring properties were to arise. Donald Lessord let the board know that his engineer has a second plan with a reduced main building that would move the setback to 22'. Lessord went on to say he would have no argument using the second plan if there were any problems.

Ed Gross wanted to know the plans for water runoff, being that the property would be blacktopped. Mike Green explained that the grating for water runoff had been worked into the plan. There will be a conveyance system that runs through the middle of the property and into a swale ditch.

The Chairman asked Donald Lessord what plans he has for the storage unit signage. Donald Lessord made it clear to the Board that he did not have any need for a large sign. The signage would be mounted on one of the units that face Route 104.

Ed Gross concluded that Lessord would have to complete the questions on the SEQR before moving forward. Donald Lessord let the Board Secretary know that he would have the missing answers to the SEQR form filled out and handed in by the next day.

Motion to accept was made by Nancy Ross. Ed Gross said pending the questions he also motions to accept the plans. Joe Pasquale seconded the motion. Chairman Dennis Grabb was in favor. All aye. Motion passed.

Having no further business, Nancy Ross made a motion to adjourn the meeting. Mary Zonneville seconded the motion. All were in favor. Motion carried. Chairman Dennis Grabb adjourned at 7:45PM.

Respectfully submitted,

Chandra Jensen  
Planning Board Secretary