

TOWN OF SODUS PLANNING BOARD

October 4th, 2021

PRESENT

Dennis Grabb - Chair
Ed Grosz - Vice Chair
Joe Pasquale
John Bernhard
Mary Zonneville
Ken Eastley
Ray Stacy -AdHoc

ABSENT

Chris Hoot

GUESTS

Nicholas Genaro
Katarina Forjone
Chris Tertinek
Tim Voellinger

Chairman Dennis Grabb called the meeting to order at 7:00PM. The Planning Board reviewed minutes from the previous meeting. Ed Grosz made a motion to except the minutes. The motion was seconded by Ken Eastley. All were in favor. Motion carried.

Chairman Grabb asked for applicant #1545 to present preliminary plans to subdivide. Tim Voellinger with Green Land Surveying and Nicholas Genaro came forward to represent Phillip and Audrey Juliano of Juliano's Auto Parts. Mr. Voellinger presented blueprints to the Board showing the potential subdivision located at 4743 State Route 14. Mr. Voellinger explained that an area variance from the ZBA is needed before finalization of the subdivision. The 2.11 acre lot to be retained would have 250' of road frontage, where 300' is required. The required road frontage would only leave 16' from the property line to the existing businesses main building. The surveyor thought it was more necessary to keep a building setback of 50' than it would be to keep the required road frontage. The parcel would also have a depth of 345' to make the mandatory 2 acre lot.

Ken Eastley asked why the Juliano's wanted to subdivide this land. Mr. Genaro answered that he was being given the Auto Parts business and the residence would remain with Mr. and Mrs. Juliano. The 62 acres on the east side of Route 14 would eventually be intended for another relative.

A motion was made by Ken Eastley to accept the application pending Zoning Board of Appeals approval for an area variance. The motion was seconded by Ed Grosz. All were in favor. Motion passed.

Chairman Dennis Grabb opened discussion about the Marijuana Regulation & Taxation Act (MRTA). The Planning Board recommended that the Town of Sodus collaborate with all Village of Sodus Point and Village of Sodus Boards, along with the Mayors and Town Supervisor; to construct local laws. The Planning Secretary recorded this request and made it known that a formal email would be sent to Councilman Chris Tertinek in this matter.

Having no further business the Chairman asked for a motion to adjourn. Motion made by John Bernhard. Motion seconded by Ed Grosz. Meeting adjourned at 7:12PM.

Respectfully submitted,

Chandra Jensen
Planning Board Secretary