

TOWN OF SODUS PLANNING BOARD

March 1st, 2021

PRESENT

Dennis Grabb - Chair
Ed Grosz - Vice Chair
Mary Zonneville
Joe Pasquale
John Bernhard
Chris Hoot Ad-Hoc

ABSENT

Stephanie Teeling
Ken Eastley

GUESTS

Danny Steingraber
Elaine Allis
Chris Tertinek
Brent Vaiu
Bethany Viau
Adam Kivitak
Charles Jagger
Thomas Jagger
Steve Moore
Brian Depauw
Timothy 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 Joe Pasquale. All were in favor. Motion carried. Chris Hoot was placed in the absence of Ken Eastley.

Application #1444 was presented by Bethany and Brent Viau to install a commercial kitchen at 7400 State Street. Mrs. Viau explained her intensions of expanding the existing honey bee farm and store to include a commercial grade kitchen by way of specifications and codes established by New York State. The kitchen will be in a room of the store that is used to extract honey and will be used to process additional food products. Mrs. Viau also specified that she has been certified by the State of New York for her Home Food Processing licenses and will be applying for the 20-C Food Processing Establishment licenses after the commercial kitchen install is complete.

A motion to accept the application as presented was made by Mary Zonneville and seconded by Joe Pasquale. All were in favor. Motion carried.

Chairman Dennis Grabb opened the meeting to the public for discussion.

Application #1445 was presented by Tim Voellinger of Greene Land Surveying in place of Jerred Crandon. Mr. Voellinger submitted subdivision plats to the board and explained Mr. Crandon's intentions to combine two parcels of land, with a third located on Maple Street Road. The proposed plan also comprises a subdivision on the bordering property line belonging to the Town of Lyons. Tax ID# 70115-00-488305 and 70115-00-493259 are to be combined with Tax ID# 70115-00-331317.

The Chairman asked if there were any concerns from the public. No concerns were expressed.

A motion to approve the subdivision with the conditions of keeping the adjustments as per the presented survey and that the Town of Lyons approves the bordering subdivision, was made by Ed Grosz. The motion was seconded by Chris Hoot. All were in favor. Motion carried.

Application #1446 was presented by Tim Voellinger of Greene Land Surveying in place of David Sergeant to subdivide a parcel of land located at 6877 Maxwell Rd. Mr. Voellinger submitted subdivision plats to the board and explained David Sergeants intentions to combine and retain TAX ID# 69118-00-986256 and TAX ID# 70118-00-186376.

After review of the plat by the Board and further explanation from Mr. Voellinger, Chairman Dennis Grabb asked the public if there were any concerns. No concerns were expressed.

A motion to accept was made by Chris Hoot and Seconded by Ed Grosz. All were in favor. Motion carried.

Application #1447 was presented by Tim Voellinger of Greene Land Surveying in place of David Sergeant to subdivide a parcel of land located at 7537 Christian Holler Rd. Mr. Voellinger submitted subdivision plats to the board and explained David Sergeants intentions to divide 43.755 acres of TAX ID# 70118-00-255329 into three lots. One lot will be 14.806 acres and one lot will be 7.471 acres with a residence, leaving a 21.478 acer parcel.

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After review of the plat by the Planning Board, Chairman Dennis Grabb asked the public if there were any concerns. No concerns were expressed. A motion to accept was made by Ed Grosz and Seconded by Joe Pasquale. All were in favor. Motion carried.

Application #1448 was presented by Tim Voellinger of Greene Land Surveying in place of David Sergeant to subdivide a parcel of land located at Maxwell Rd. Mr. Voellinger submitted subdivision plats to the Board and explained David Sergeants intentions to adjust a property line between TAX ID# 69118-00-986256 and TAX ID# 70118-00-186376.

After review of the plat by the Planning Board, Chairman Dennis Grabb asked the public if there were any concerns. No concerns were expressed. A motion to accept was made by Mary Zonneville and Seconded by John Bernhard. All were in favor. Motion carried.

Application #1449 was presented by Tim Voellinger of Greene Land Surveying in place of David Sergeant to subdivide a parcel of land located at North Rd. Mr. Voellinger submitted subdivision plats to the Board and explained David Sergeants intentions to divide 13.681 acres of TAX ID# 70118-00-356314 into two parcels. One parcel will be 7.207 acres with 532' of road frontage and the other parcel will be 6.474 acres with 60' of road frontage.

After review of the plat by the Board and further explanation from Mr. Voellinger, Chairman Dennis Grabb asked the public if there were any concerns. No concerns were expressed.

A motion to accept was made by Chris Hoot and Seconded by John Bernhard. All were in favor. Motion carried.

Application #1500 was presented by Tim Voellinger of Greene Land Surveying in place of Steve Moore with Sodus Central School. Mr. Voellinger submitted subdivision plats to the Planning Board and explained Mr. Moore's intentions to divide 7.967 acres of 54 Mill St. TAX ID# 69117-00-321685 into two parcels. One parcel of 5.442 acres will be conveyed to Daniel DeMarree and combined with TAX ID# 69117-00-623455. The other parcel will be retained at 2.525 acres.

After review of the plat by the Planning Board and further explanation from Mr. Voellinger, Chairman Dennis Grabb asked the public if there were any concerns. No concerns were expressed.

A motion to accept was made by Mary Zonneville and Seconded by John Bernhard. All were in favor. Motion carried.

Application #1501 was presented by Tim Voellinger of Greene Land Surveying in place of Thomas Jagger. Mr. Voellinger submitted subdivision plats to the Planning Board and explained Mr. Jagger's intentions to divide 10.982 acres of his property located at 6422 Lake Rd. TAX ID# 68119-00-846144 into two parcels. One parcel of 5.427 acres will be for a future residence, leaving 5.555 acres encompassing Mr. Jagger's home to be retained.

After review of the plat by the Planning Board, the Chairman asked the public if there were any concerns. No concerns were expressed.

A motion to accept was made by Ed Grosz and Seconded by Joe Pasquale. All were in favor. Motion carried.

Having no further business the Chairman asked for a motion to adjourn. Motion made by John Bernhard. Motion seconded by Joe Pasquale. Meeting adjourned at 7:46PM.

Respectfully submitted,

Chandra Jensen
Planning Board Secretary