

TOWN OF SODUS PLANNING BOARD
March 3rd, 2020

PRESENT

Dennis Grabb-Chair
Joe Pasquale
Mary Zonneville
Nancy Ross
Ed Grosz-Vice Chair
Stephanie Teeling
Ken Eastley
John Bernhard

ABSENT

GUESTS

Karen Beach
Craig Cuvelier
Chris Tertinek
Vernon Lemcke

Chairman Dennis Grabb called the public meeting to order at 7:00PM. The Planning Board reviewed minutes of the previous meeting. Ed Grosz made a motion to except the minutes with no amendments and Mary Zonneville seconded the motion. All were in favor. Motion carried.

Chairman Grabb brought forth the request for a Subdivision Finalization by Karen and Edward Beach of 8315 Stell Road.

A map of the property was presented by Craig Cuvelier for the Board to evaluate. He explained the property to be subdivided from the Beach parcel is within code. Chairman Grabb asked Cuvelier if the well and septic system are also within the correct setbacks. Cuvelier stated that the setbacks for the well and septic are correct with the house and property lines.

Ed Grosz asked who owns the property between the house and the road. After looking at the map Chairman Grabb determined that that land was New York State property. Ed Grosz asked how much road frontage the parcel being subdivided would have. The Board collectively determined that the road frontage after subdivision would sum 166'.

The Chairman asked the Board if there were any further concerns to finalize the subdivision for Karen Beach.

No further concerns were expressed. A motion to finalize was made by Ed Grosz. Joe Pasquale seconded the motion. All were in favor. Motion passed.

The second application for the night was submitted by Vernon Lemcke to obtain a Special Use Permit for 7441 Ridge Road Sodus, NY 14551. Building Inspector Craig Schwartz denied the application for a Special Use Permit that would allow Mr. Lemcke to operate a non- public storage, maintenance and vehicle restoration facility. The property as it stands is not zoned for these purposes.

The Planning Board reviewed the case folder on the Ridge Road address owned by Mr. Lemcke. Chairman Grabb asked Mr. Lemcke to explain what his intentions were for the property. Lemcke specified that he would like to have a Special Use Permit or a Temporary Permit that would allow him to change the zoning in order to work on restoring his antique vehicles. He went on to say that he collects cars and equipment and wants to use the property to restore them. Currently this property is vacant and he needs time to clean it up. He believes having the property zoned commercially would allow him to.

The building and the property would not however be used commercially. Lemcke went on to say that he has plans to expand.

Chairman Grabb asked Mr. Lemcke how long he had owned this property for. Lemcke replied that he has owned the property for only nine months. After reviewing pictures of the property, Joe Pasquale asked how long he would need to clean the property up. The grounds are cluttered with derelict vehicles, overgrowth of vegetation and general debris. Mr. Lemcke said it would take him a year to clean the property and that all his box trailers and vehicles are registered.

Stephanie Teeling asked Mr. Lemcke what made him move everything on to this property knowing this is only one of the properties he owns. Mr. Lemcke stated that he had to move things to this location because he had lost the lease on the land where it was located, in Newark.

Vernom Lemcke asked the Board if acquiring a permit to expand the building would be beneficial for storing some of the clutter away. Ed Grosz responded that having a permit to expand or be zoned commercial will not remove the mess. Chairman Grabb stated that the property as it stands is an eye sore. Joe Pasquale asked Lemcke if he had intentions on clearing the back lot of his property and moving the box trailers out of sight. Lemcke agreed this would be reasonable.

The Chairman told the Board that for what Mr. Lemcke is trying to achieve that zoning is not the issue. Ken Eastley added that clearing the land would be foremost. Cutting down trees, removing debris and beautifying the property would have to happen before any permits could be issued. This would not affect the zoning.

Lemcke wanted to explain that he had a building permit for a 15' x 24' garage that he plans on storing clutter in. The Board was all in agreement that the vehicles, equipment, and box trailers that made for most of the eye sore would not fit in a 15' x 24' garage.

Chairman Grabb asked the Board how they wanted to approach the issuing of a Special Permit. Ken Eastley said he wanted to establish a time frame for the property to be maintained. Vernom Lemcke asked for at least six months. The Chairman decided that he wanted to check progress in three months. Ken Eastley made a motion to revisit this application at the June Planning Board meeting. Mary Zonneville seconded the motion. All were in favor. Motion Passed. The Secretary made an update in the June 2nd 2020 Planning Board schedule to include Vernom Lemcke as an attendee.

The Chairman then wanted to address that the meeting date for November would have to be moved out a week due to Election Day. The Secretary moved the November Planning Board meeting date out to the 10th.

A Letter from The Town of Sodus Sole Assessor Nate Mack was handed out to the Board in regards to new solar array projects requiring separate parcels for properties with community and large scale solar projects in the future. The Secretary was then asked to email the Planning Board Members all

the updated Solar Zoning Laws and Mining Codes that had been recently changed. The Secretary agreed to do so.

Ed Grosz seconded the motion. All were in favor. Motion carried. The Chairman adjourned at 7:40PM.

Respectfully submitted,

Chandra Jensen
Planning Board Secretary