

TOWN OF SODUS PLANNING BOARD

July 10<sup>th</sup>, 2023

**PRESENT**

Dennis Grabb - Chair  
Joe Pasquale  
John Bernhard  
Ed Grosz - Vice Chair  
Ken Eastley

**ABSENT**

**GUESTS**

James Chittenden  
Tiffany Crene  
Debra Van Hooft  
Hanna Luciano

Chairman Dennis Grabb called a public meeting to order at 7:00PM. The Planning Board reviewed the previous meetings minutes. Ed Grosz made a motion to approve. Joe Pasquale seconded the motion. All were in favor. Motion carried.

The Chairman asked James Chittenden of 8683 Ridge Road to explain his application. Application #1673 to operate a marine and auto repair and sales from Mr. Chittenden's residence was discussed. Mr. Chittenden explained to the Board that he works as a mechanic for Sodus School district and has time in the summer to work on motor vehicles as a side business. There is a 36' x 48' barn on the property that Mr. Chittenden uses as a shop and to store his boat. Little to no outside noise is produced due to the work being done indoors. Mr. Chittenden also asked the board for permission to sell cars from his property. He explained that most of his sales are done online, but he would like to sell one or two at a time by way of roadside advertisement. He has lived at his current residence for 2 ½ years and has never had any concerns from the neighbors. Attending neighbors Hanna Luciano and Debra Van Hooft were present in favor of Mr. Chittenden's home occupation. Mrs. Lucciano expressed to the board that her only concerns were with the number of cars on the property, and not to have it start looking like a junk yard. Mr. Chittenden told the board that he has 3 personal vehicles that are all registered and two boats. On average he works on 2 vehicles a week.

Ed Grosz made a motion to approve the application under the conditions that the number of vehicles on the property, excluding personal vehicles is limited to 5. Ken Eastly seconded the motion. All were in favor. This Application will move onto the Zoning Board for final approval.

Having no further business, the Chairman asked for a motion to adjourn. Motion made by Joe Pasquale. Motion seconded by John Bernhard. Meeting adjourned at 7:20PM.

Respectfully submitted,

Chandra Jensen  
Planning Board Secretary