

TOWN OF SODUS PLANNING BOARD

July 6th, 2020

PRESENT

Dennis Grabb - Chair
Ed Grosz - Vice Chair
Mary Zonneville
Nancy Ross
Stephanie Teeling
John Bernhard
Chris Hoot – Ad-Hoc

ABSENT

Ken Eastley
Joe Pasquale

GUESTS

David Leroy
Dustin Enright
Shaylee Snell
Chris Tertinek
Laraine Gordon-Smith
Ed Malchoff
Dolores Malchoff
Bruce Nielson

Chairman Dennis Grabb called the public meeting to order at 7:00PM. The Planning Board reviewed minutes of the previous meeting. Mary Zonneville made a motion to except the minutes with no amendments and Nancy Ross seconded the motion. All were in favor. Motion carried. Chris Hoot was placed in the absence of Joe Pasquale.

Chairman Grabb brought forth the request for a special permit by Julie Daniels of 6135 Route 88 in the Town of Sodus. Mrs. Daniels was not present. After giving Mrs. Daniels until the end of the meeting, all Planning Board members unanimously denied the application due to failure to appear.

Chairman Grabb brought forth the request for a special permit by Marta Rivera of 5543 South Geneva Road in the Town of Sodus. Ms. Rivera was not present. After giving Ms. Rivera until the end of the meeting, all Planning Board members unanimously denied the application due to failure to appear.

Chairman Grabb brought forth the request for a special permit by Vernom Lembcke of 7441 Ridge Road in the Town of Sodus. Mr. Lembcke was not present. After giving Mr. Lembcke until the end of the meeting, all Planning Board members unanimously denied the application due to failure to appear.

Chairman Grabb brought forth the request for a special permit by Dustin Enright and Shaylee Snell of 6361 Kelly Road in the Town of Sodus. Mr. Enright requested that he be able to raise and keep 12 chickens. Mr. Enright has a residentially zoned property of .50 acres. Enright stated to the Planning Board that he currently has the chicks living in a converted barn that is now a chicken coop with chain link fence around it. The yard is also fenced in. Enright presented pictures of the finished structure to the members of the board. Mary Zonneville asked if there were any roosters and Enright assured the board that there were not and would not be in the future. Ed Grosz asked what plan was in place for waste removal. Shaylee Snell replied that the plan is to compost the chicken waste and use it in a vegetable garden. Dustin Enright also explained to the board that discussions were had with the neighbors and no neighbors had any complaints. The Chairman asked if there were any concerns from the board. No concerns were voiced. A motion to approve was made by Mary Zonneville and seconded by Chris Hoot. All were in favor. Motion Carried.

The Chairman asked Ed and Dolores Malchoff of 6885 North Centenary Road in the Town of Sodus to present their application to obtain a special permit for a dog kennel. Mr. Malchoff presented pictures of the built kennel to the Board. Mary Zonneville asked the couple how many dogs they have. Mrs. Malchoff explained that they have two females and one male currently. To own more than three dogs and for boarding needs, a permit needs to be issued. The Malchoffs also explained their plans to own another female dog and board in the future. Mr. Malchoff went on to say the kennel is built with plastic walls and a slat flooring system that allows for easy clean up. The structure was mindfully built to be clean and dry so not to spread viruses or diseases to the dogs. There is also a tree line between the kennels and the road that will keep it concealed. A contract and plans were then handed out to the Board for review. John Bernhard asked if the kennels would be heated. Mr. Malchoff stated that the units had air conditioning and heat. The

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units are also outfitted with a 20' x 15' paver and pea stone play area that is fenced. Chairman Zonneville asked about waste disposal plans. Mr. Malchoff replied that the plan was to compost the waste. The kennel has been designed with precautions taken for cleanliness. Ed Grosz questioned the couple on how many dogs they planned to keep at a maximum. Mrs. Malchoff replied that the kennel is currently set up for six dogs and there will be no breeding. The Chairman asked if there is an exercise regimen the dogs will be expected to follow while being boarded. The Malchoffs told the board that the dogs are provided walks every day. Ed Grosz asked if any puppies are expected. Mrs. Malchoff explained that one of the females is expecting a litter and will be delivering pups in nine days. The puppies will be given to new homes within the year. Stipulations were then put in place permitting a maximum of six adult dogs. The Chairman asked the board if there would be any other concerns. The motion to grant Mr. and Mrs. Malchoff a special permit was made by Ed Grosz. The motion was seconded by Nancy Ross. All were in favor. Motion Carried.

The next application was brought forth by Chairman Zonneville to grant Laraine Smith of 7633 Creekside Circle a special permit to own chickens on property that is residentially zoned. Ms. Smith conveyed that her shed had been converted into a chicken coop with a 48" fenced in run. The yard is also fenced in. The chickens had free range before the shed was converted. Problems arose with the adjacent restaurant when the chickens would walk through the restaurants driveway. John Bernhard asked Smith if the chickens had gotten free since the fence was installed. Smith said they had not. Smith also stated that there would be no roosters and the waste would be composted for use in a garden. In addition, Ed Grosz asked if she had planned on selling the eggs. Smith said she would be using the eggs for herself only. Chairman Zonneville asked how big the run was. Smith told the Board that the outside run for the chickens is 8' x 8' with the top enclosed. Dave Leroy asked how big the properties lot size is and if it is on a cul-de-sac. Smith responded that the lot is .53 acres and is on a cul-de-sac. Ed Grosz asked Smith how many chickens she has. Smith told the Board that she has eleven chickens currently. Ed Grosz offered to the Board that the maximum chickens permitted should be twelve. Chairman Zonneville added that roosters would not be permitted. The Board and Smith agreed with the stipulations. A motion to approve was made by Ed Grosz. The motion was seconded by Nancy Ross. All were in favor. Motion passed.

The application for a subdivision of land belonging to Donald Lessord of 4864 Arcadia Zurich Norris Road was brought forth by The Chairman. Lessords application proposed the subdivision of 2.5 acres united with 2.8 acres including a house for an even 5 acre lot with the home. With the absence of Donald Lessord at the meeting, Chairman Zonneville asked if there were any neighbors present. Bruce Nielsen of 4252 Bramer Road in the Town of Sodus approached the Board. Nielsen expressed to the Board that he owned the only property meeting the land to be subdivided. Nielsen also stated that he fully sanctions the subdivision and has no concerns. After reviewing subdivision plans, and statements from the neighboring property owner, the Board decided that the attendance of Lessord would not be necessary. A motion to approve was made by Mary Zonneville and seconded by Chris Hoot. All were in Favor. Motion carried.

Having no further business a motion to adjourn was made by Mary Zonneville and seconded by John Bernhard. All were in favor. Motion carried. The Chairman adjourned at 7:45PM.

Respectfully submitted,

Chandra Jensen
Planning Board Secretary