

TOWN OF SODUS PLANNING BOARD

August 1st , 2022

PRESENT

Dennis Grabb - Chair
Ed Grosz - Vice Chair
Joe Pasquale
John Bernhard
Mary Zonneville

ABSENT

Ray Stacy
Ken Eastley

GUESTS

Patrice Coney
Darrel Maxam
Steve Zonneville

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 except the minutes. The motion was seconded by Joe Pasquale. All were in favor. Motion carried.

Chairman Dennis Grabb asked Patrice Coney and Darrel Maxam to explain their application, #1601 to the Planning Board.

Patrice Coney addressed the Board describing her and her husband's background, and how they have moved back to the area from Georgia where they had started a business building and renting micro homes and adult tree houses. Darrel Maxam further explained his background in construction and architecture. The couple expressed their proposal to bring business to the area that could generate agricultural tourism by building tiny homes that will be rented as vacation cabins on 48 acres located at 4766 Pilgrimport Rd. Each cabin will be 300sf and accommodate two people. The first phase of the project will be building five cabins on site, that will have a shared septic system. The second phase of the project will be building another set of five cabins with a shared septic system. Patrice Coney said she had been working with local businesses to acquire building materials and have additional wells dug. The cabins will be open four seasons and the existing home on the property will be headquarters. Darrell Maxam explained that he would like to keep from cutting down any existing trees. Potentially the couple have plans to make landscaped spaces leading to a center building that could hold small events.

After further review John Bernhard made a motion to accept the application for a special use permit. Ed Grosz seconded the motion. All were in favor. Motion Carried.

Having no further business, the Chairman asked for a motion to adjourn. Motion made by Marry Zonneville. Motion seconded by John Bernhard. Meeting adjourned at 7:27PM.

Respectfully submitted,

Chandra Jensen
Planning Board Secretary