

TOWN OF SODUS PLANNING BOARD

August 3rd, 2020

PRESENT

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

ABSENT

Stephanie Teeling
Chris Hoot

GUESTS

Chris Tertinek
Julie Daniels
Cheyenne Daniels
Sandy Brownell
Kerry Rehman
Judy Day
Ray Winter
Larry Williamson
Tim Bonin
Bonny Bonin

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 after amendments. The motion was seconded by Ed Grosz. All were in favor. Motion carried.

The first application heard was the request for a subdivision of property, located at 7231 Eagles Nest Circle, by Judy R. Day. Day approached the Board to explain that the purchase of 7231 Eagles Nest Circle, that runs parallel to her neighbors back property line and her own, was bought with the intensions of extending both back yards. She will be splitting the newly purchased lot down the middle and selling a portion to her neighbor and keeping the other portion.

Chairman Grabb asked if there were any concerns from the public. No concerns were voiced. Ken Eastley made a motion to accept. Nancy Ross seconded the motion. All were in favor. Motion carried.

The last applicant to be herd publically was Sandy Brownell for the subdivision of 1 acre from 103.09 acres located at 5362 Lake Road. Ms. Brownell had first appeared before the Town of Sodus Zoning Board of Appeals with a plan to divide a ½ acre lot with a house, from her orchard. The Zoning Board denied this request on the grounds that Town of Sodus Code states a subdivided lot cannot be under an acre in an agricultural zone.

Sandy Brownell approached the Planning Board with new survey maps showing the revision to an acre of land remaining with the house after subdivision. After review of the maps Ed Grosz asked Ms. Brownell if there were going to be arrangements for the apple trees on the acer she was selling to be leased back to her. Ms. Brownell said she was in the process of having an agreement made between herself and the buyer. With no concerns from the public, a motion to approve was made by Mary Zonneville and seconded by Joe Pasquale. All were in favor. The motion carried.

Chairman Grabb closed the public meeting and opened the regular meeting at 7:25PM.

Chairman Grabb asked Kerry Rehman of 8671 Ridge Road to approach the Board and describe her plans regarding the application for a special permit to own and operate a dog kennel. Rehman approached the Board explaining that she did not attend the final meeting to approve her last application for the dog kennel, and has restarted the application process. Rehman said that she will be breeding the four dogs that she owns and will not be boarding. The kennel will only house her four dogs, the litters of those dogs, and three occasionally visiting dogs owned by Ray Winter.

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The board recapitulated the previous application Ms. Rehman had submitted. The Chairman asked Ms. Rehman if she had mended any of the concerns that her neighbors expressed in previous public hearings. Ms. Rehman announced to the Board that she had no problems or complaints with the neighbors. She had also bought and been in the practice of using bark collars to keep any noise down. The dogs are not allowed outside without being overseen and are inside a chain-link fence when unsupervised. The property is also bordered by invisible fence. Ms. Rehman handed the Board pictures of the kennel, fence, yard and dogs. The Board reviewed the pictures.

Ed Grosz asked how many litters of dogs Rehman planned to have at a time and for how long. Ms. Rehman replied that she would only have two litters a year and the puppies are adopted by eight weeks. Rehman also added that she had been in contact with the Dog Control Officer, Craig Schwartz, and he had no complaints from the public regarding her dogs.

Mary Zonneville asked Ms. Rehman, having that number of dogs, how she disposes of the waste. Ms. Rehman concluded that it is put into garbage bags and taken with her regular trash pickup service.

A motion to approve was made by Ken Eastley and seconded by Ed Grosz. All were in favor. The motion carried.

The Last applicant, Julie Daniels of 6135 Route 88, required a use variance allowing chickens to be owned in a residential zone. Julie Daniels appointed her daughter Cheyenne Daniels to address the Board as owner of the chickens. Cheyenne explained to the Board that she had bought 12, straight run chickens in the spring, 3 of which turned out to be roosters. She has already found a new home for the roosters and they will be gone in a few days.

Mary Zonneville asked Cheyenne if any of her neighbors had complained about the chickens. Cheyenne replied that the neighbors were all right with the chickens, except one neighbor had a noise complaint about the roosters. The Board asked Cheyenne how she keeps the chickens. She replied that she had them in an 18' x 8' chicken housing with a fence around it and netting over the roof, so the chickens can't get loose.

Mary Zonneville asked if the chickens had started laying and what she intended to do with the eggs. Cheyenne replied that the chickens had not started to lay eggs as of yet. Cheyenne also stated that she had plans to keep some of the eggs for herself and sell the rest. Mary Zonneville informed Cheyenne of the potential hazards of unsanitary eggs being sold by hobbyist chicken handlers. Mary asked Cheyenne to research sanitization and handling procedures before selling eggs that could potentially harm people.

A motion to approve was made by Marry Zonneville and seconded by Ed Grosz. All were in favor. The motion carried.

Having no further business a motion to adjourn was made by Nancy Ross and seconded by John Bernhard. All were in favor. Motion carried. The Chairman adjourned at 7:37PM.

Respectfully submitted,

Chandra Jensen
Planning Board Secretary