

**Town of Sodus Planning Board**

**12/01/2025**

**DRAFT**

**PRESENT**

Dennis Grabb – Chair  
Ed Grosz - Vice Chair  
Joe Pasquale - Member  
John Bernhard – Member

**ABSENT**

Kyle Kephart – Ad Hoc

**GUESTS**

Carl Lapp

**Dennis Grabb:** It is 7:00 PM, I will call the meeting to order. I'm going to state that the meeting is being recorded. Roll call: Dennis Grabb. Ed Grosz. John Bernhard. Joe Pasquale. Kyle Kemphart.

**Dennis Grabb:** I need a motion to approve the minutes of the last meeting. **John Bernhard:** I'll make a motion. **Joe Pasquale:** I'll second. **Dennis Grabb:** All in favor? All aye. Motion carried. **Dennis Grabb:** Motion for a Negative Declaration on a Type II SEQR. **Ed Grosz:** I'll make a motion. **Joe Pasquale:** I'll second. **Dennis Grabb:** All in favor? All aye. Motion carried.

**Application #13360 – Special Use Permit**

**Location:** 7892 Ridge Rd. Sodus, NY 14551

**Applicant:** Carl Lapp

**Property Owner:** Joseph property development LLC

**Request:** Special Use Permit to operate a commercial car auction.

The applicant explained that the business will operate as an auction house out of the 40'x 60' existing building. The automobiles would be dropped off the night before the auction with hours of operation expected to be approximately one day a week year-round. The exact day is intended to be on a Wednesday, but will depend on auction days ran by other local competitors. Sales focus will be on automotive dealers at first and possibly branch out to the public if there is a market for it. Access to the property is from Ridge Road. A secondary access point off South Geneva Road will be pursued subject to authorization by the NYS DOT. The southern property boarder fronts State Route 104; however, no access is permitted from this route, although there is potential for commercial advertising signage. The applicant explained that his partner has experience running big dealer auctions in Syracuse and Rochester and if the business is successful a retail operation may be considered for sales of high-quality cars brought up from the south.

The board expressed that there was plenty of room there with 6.21 acres and has a mix of residential and commercial properties, including an automotive repair and sales, neighboring the proposed operation. The property also has approximately an acre of woods between the commercial and residential properties acting as a buffer.

**Public Comment:** None.

**Dennis Grabb:** Motion to Approve as submitted. **John Bernhard:** I'll make a motion. **Joe Pasquale:** I'll second. **Dennis Grabb:** All in favor? All aye. **Motion carried.**

**Dennis Grabb:** If there is nothing further, I need a motion to adjourn.

**John Bernhard:** I'll make a motion.

**Joe Pasquale:** I'll second.

**Dennis Grabb:** All in favor? All aye. Meeting adjourned at 7:35 PM.

Submitted by,

Chandra Jensen

Planning Board Secretary