

Town of Sodus Planning Board

11/03/2025

DRAFT

PRESENT

Dennis Grabb – Chair
Ed Grosz - Vice Chair
Joe Pasquale - Member
John Bernhard – Member
Kyle Kephart – Ad Hoc

ABSENT

GUESTS

Tyler Cretin
Wilmer Horst

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. **Ed Grosz:** I'll make a motion.

John Bernhard: I'll second. **Dennis Grabb:** All in favor? All aye. Motion carried.

Application #13214 – Special Use Permit

Location: 5428 Route 14, Sodus, NY

Applicant: Wilmer Horst

Property Owner: Tyler Cretin

Request: Special Use Permit to operate a commercial retail lumber yard and building supply business.

The applicant explained that the business will operate as retail sales of lumber and limited hardware items, serving both contractors and the general public. Hours of operation are expected to be approximately 6:30 AM – 6:30 PM. Deliveries will arrive by truck; the lot is large enough for tractor trailers to enter, turn, and unload on-site without using the roadway. Applicant confirmed no milling, cutting, or production work will occur on-site. Existing building will be used first; a covered racking structure will be constructed later, requiring the applicant to return for a building permit at that time. Security fencing and gates will be added as needed. Any future expansion, including the lumber shed roofed structure, must return to the Code Office for review. Any future lumber racking structure would require an additional building permit. **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: Motion for a Negative Declaration. **Joe Pasquale:** I'll make a motion. **Ed Grosz:** 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.

Ed Grosz: I'll second.

Dennis Grabb: All in favor? All aye. Meeting adjourned at 7:28 PM.

Submitted by,
Chandra Jensen
Planning Board Secretary