

Town of Sodus Planning Board

7/9/2025

Present

Absent

Guests

Dennis Grabb - Chair	Ken Eastley - Member	Jason Hinkelman
Joe Pasquale - Member	Kyle Kephart – Ad Hoc	Darrel Maxam
John Bernhard - Member	Ed Grosz – Vice Chair	Patrice Maxam

Dennis Grabb: 7 o'clock, we are calling the meeting to order. We'll do roll call.

I'm **Dennis Grabb, Joe Pasquale, John Bernhard.** **Dennis Grabb:** Motion to approve the minutes from the last meeting? **John Bernhard:** Motion to approve. **Joe Pasquale:** I will second. **Dennis Grabb:** Motion made and seconded for approval. All in favor? All Aye.

Dennis Grabb: Both tonight's applications are a negative declaration, Type II SEQR? **Joe Pasquale:** I make a motion to go forward on both applications for Type II negative declaration. **John Bernhard:** I second. **Dennis Grabb:** Motion made and seconded All in favor? All ayes. Motion carried.

#13190 Site Plan Review for a Special Use Permit Variance to add three new structures to the ten cabins that were previously approved. Located at 4766 Pilgrimport Rd. Sodus, NY 14551, by Darell Maxam.

Darrel Maxam: Alright, so we are on phase two at the property and I was here about two years ago, when you guys passed the first five cabins. And then we did the second five cabins, which were in harmony with The Department of Health. Because once we go up in occupancy, the status gets bumped up to campground. It just made sense to add three additional sites, two Air Stream Campers and a tiny home, at the property, based off space that we have. The new structures are non-permanent structures. Based off Department of Health, we have to change our designation with them to a campground. With it being a campground, we wanted to go into something that's more campground like. We wanted to provide a much higher glamping experience, but elevated. We have these three structures on site currently, and we're just waiting for approval to use them. Six months they will be used, and the other six months they're put into the barn.

John Bernhard: I'm making a motion to accept. **Joe Pasquale:** I Second. **Dennis Grabb:** Motion made and seconded for approval. All in favor? All aye.

#13168 Use Variance to make a commercially used building into a residential living space by Jason Hinkelman at 8467 Ridge Rd. Sodus, NY 14551.

Jason Hinkleman: I don't really have much paperwork because I was coming to the meeting to make sure that we could change over the commercial ice cream shop to a residence like it used to be years ago. It's a tough area to keep the ice cream shop going. And it used to be a two-bedroom apartment. The Code Enforcement Officer, Frank Gahr, and I walked through and if we were to be approved, we'd have to turn the commercial kitchen back into a residential kitchen. Also, a couple walls and windows would need to be added.

John Bernhard: I don't see any issues. I make a motion to accept.

Joe Pasquale: I second it. **Dennis Grabb:** Motion made and seconded for approval. All in favor? All aye. **Dennis Grabb:** Do I have a motion to adjourn?

John Bernhard: I make a motion to adjourn. **Joe Pasquale:** I second that.

The Planning Board adjourned at 7:25pm

Submitted by,

Chandra Jensen

Zoning Board Secretary