

DRAFT

Town of Sodus Planning Board

Regular Meeting Minutes

July 6, 2026

Courtroom, 14–16 Mill Street, Sodus, NY

Chair Dennis Grabb called the meeting to order at 7:00 PM and stated that the meeting was being recorded.

Roll Call: Dennis Grabb, Scott Chatfield, Ed Grosz, Allen Kendt, and John Bernhard were present. Joe Pasquale and Kyle Kempfart were absent. On a motion by John Bernhard, seconded by Ed Grosz, Scott Chatfield was appointed to serve in the absence of Joe Pasquale. Motion carried.

Approval of Minutes: Motion made by John Bernhard and seconded by Ed Grosz to approve the minutes of the June 1, 2026 Planning Board meeting. Vote: All Ayes. Motion carried.

Legal Notice: The legal notice for the July 6, 2026 public meeting was read into the record for Applications #13535 and #13543.

Application #13535 – Subdivision of a 24.79-acre parcel to create a 3.27-acre flag lot containing a former migrant camp building located at 6764 Rotterdam Road, Sodus, New York, by Jason Karisinski.

SEQR Review: Motion made by Scott Chatfield and seconded by Allen Kendt to classify the application as an Unlisted Action and issue a Negative Declaration, determining that the proposed subdivision would not result in any significant adverse environmental impacts. Vote: All Ayes. Motion carried.

Applicant Presentation: Claudia Karisinski appeared on behalf of the applicant and explained that the proposal was to subdivide approximately three acres from the recently purchased parcel to create a flag lot for their daughter. The proposed parcel contains an existing pole barn that they intend to convert into a residence. The remaining acreage, including the existing residence occupied by the applicant's parents, would remain together as one parcel.

Board Discussion: The Board reviewed the survey and discussed the existing driveways, future access to the remaining farmland, the location of the existing septic system, and the implications of creating a flag lot. Members expressed concern that while the subdivision was intended for family use, future ownership changes could affect legal access to the remaining parcel. It was noted that an existing farm drive provides alternate access to the retained acreage.

Public Comment: No members of the public were present to speak regarding the application, and no written comments had been received.

Board Determination: Motion made by Scott Chatfield and seconded by Ed Grosz to grant Preliminary Plat Approval for Application #13535 and refer the application to the Town of Sodus Zoning Board of Appeals for the required Area Variance associated with the proposed flag lot required frontage requirements. **Vote:** All Ayes. Motion carried.

Application #13543 – Subdivision of land to add acreage from two adjoining parcels to create a conforming two-acre residential parcel located at 8132 Glover Road, Sodus, New York, by Todd Furber.

SEQR Review: Motion made by Scott Chatfield and seconded by Ed Grosz to determine the proposed subdivision to be an Unlisted Action and issue a Negative Declaration, determining that the project would not have any significant adverse environmental impacts. Vote: All Ayes. Motion carried.

Applicant Presentation: Todd Furber appeared before the Board and explained that the proposal would transfer acreage from two adjoining parcels to create a conforming two-acre parcel surrounding his parents' residence while the surrounding farmland was being sold.

DRAFT

Town of Sodus Planning Board

Regular Meeting Minutes

July 6, 2026

Courtroom, 14–16 Mill Street, Sodus, NY

Additional frontage was added to ensure the parcel complied with current zoning requirements.

Board Discussion: The Board reviewed the survey, discussed the proposed lot configuration, existing utilities, and confirmed that no variances would be required. The Board briefly discussed the Furber family farm and the importance of preserving farmland in the Town of Sodus. It was recommended that because the subdivision complied with all zoning requirements and no variances were necessary, the Board waive a separate final plat public hearing and proceed directly to Final Plat Approval.

Public Comment: No members of the public were present to speak regarding the application, and no written comments had been received.

Board Determination: Motion made by John Bernhard and seconded by Allen Kendt to waive the necessity of a separate Final Plat public hearing and grant Final Plat Approval for Application #13543. Vote: All Ayes. Motion carried.

Adjournment: Motion made by Allen Kendt and seconded by John Bernhard to adjourn the meeting at approximately 7:20 PM. Vote: All Ayes. Motion carried.

Recorded submitted by Chandra Jensen, Planning Board Secretary.