

DRAFT

Town of Sodus Planning Board

Regular Meeting Minutes

August 8, 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: Present: Dennis Grabb, Allen Kendt, Scott Chatfield, Joe Pasquale. Absent: Ed Grosz, John Bernhard, Kyle Kephart. Motion made by Joe Pasquale, seconded by Dennis Grabb, to appoint Scott Chatfield in place of John Bernhard and Allen Kendt in place of Ed Grosz. **Vote:** All in favor. Motion carried.

Approval of Minutes: Motion made by Allen Kendt, seconded by Joe Pasquale, to approve the July 6, 2026 meeting minutes. **Vote:** All in favor. Motion carried.

Legal Notice: The legal notice for the August 8, 2026 public meeting was read into the record for Applications #13582.

Application #13535 – Subdivision of a 10.89-acre parcel to create an approximately 8.00-acre flag lot at 6771 Redman Road, Sodus, NY, submitted by Brooke Willson formally known as Brooke Ludden.

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: Ryan Tellier of Greenland Surveying appeared on behalf of the applicant. Mr. Tellier reviewed the subdivision survey with the Board and explained that Kimberly Ludden is proposing to subdivide her 10.89-acre property to create an approximately 8.086-acre flag lot for the construction of a new single-family residence for her daughter, Brooke Willson (formerly Ludden). The proposed lot would be located behind Ms. Ludden's existing residence at 6771 Redman Road and would have approximately 100 feet of road frontage, where the Town Zoning Code requires 300 feet for a newly created lot. The remainder of the parcel would extend west behind Kimberly Ludden's retained property, creating the proposed flag lot configuration.

Board Discussion: The Board discussed the proposed septic system location, whether percolation testing had been completed, the location of the driveway, and the need for separate driveways to serve each parcel. The Board noted that the proposal meets the 30-foot road frontage requirement for a flag lot but does not meet the 300-foot minimum road frontage required for a newly created subdivision lot without an existing residence.

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 Joe Pasquale, seconded by Allen Kendt, to grant preliminary subdivision approval. **Vote:** All aye. Motion carried.

The application will next be referred to the Zoning Board of Appeals for consideration of an area variance for deficient road frontage and final approval.

Adjournment: Motion made by Joe Pasquale, seconded by Scott Chatfield, to adjourn the meeting at 7:15 PM. **Vote:** All aye. Motion carried.