

# Town of Sodus Zoning Board of Appeals

11/24/2025

**DRAFT**

## PRESENT

David Johnson – Chair  
Kim Buell – Member  
Ray Stacy - Ad Hoc  
Sal Vittozzi – Member  
John Hayslip - Vice Chair

## ABSENT

James Russell – Member

## GUESTS

Wilmer Horst  
Jonathan Horst  
Brandon Bailor  
Michelle Bailor  
Tyler Cretin

**David Johnson:** It is 7:00, I will call the meeting to order. I'm going to state that the meeting is being recorded. Roll call: **David Johnson. James Russell. Kim Buell. Sal Vittozzi. Ray Stacy.** John Hayslip is absent.

**David Johnson:** Motion to place Ray Stacy in the absence of James Russell.

**John Hayslip:** I'll make a motion. **Kim Buell:** I'll second. **David Johnson:** All in favor? All aye. Motion carried.

**David Johnson:** I need a motion to approve the last month's meeting minutes.

**Kim Buell:** I'll move to approve last meeting's minutes. **John Hayslip:** I'll second. **David Johnson:** All in favor? All aye. Motion carried.

**David Johnson:** For those who have not been to the meeting, we'll tell you what to expect. Each applicant will have an opportunity to come forward, once called, describe their project. The board will ask questions about the project. I'll open it to the public for a hearing where people will be called on one at a time to speak their concerns for or against the project. The applicant can then address those concerns with the board. The board will openly discuss the application. No pre -agenda meeting for tonight's applicants have been discussed prior to this meeting.

**David Johnson:** I need a motion to make this a negative Declaration for Type II SEQR.

**John Hayslip:** I'll make a motion. **Kim Buell:** I'll second. **David Johnson:** All in favor? All aye. Motion carried.

**Application #13214** – Special Use Permit to operate a commercial lumber yard in an agricultural district out of a building that has residential use. Located at 5428 State Route 14, Sodus, NY 14551. Property owner Tyler Cretin. Application submitted by Wilmer Horst.

### **Applicant Presentation:**

- Tyler Cretin stated he owns the building and will lease it to Wilmer Horst, who will operate the lumber business.
- The operation would begin with the existing building; lumber racking may be added later.
- Approximately 80% of stored material is intended to be under roof.
- Business focus will be primarily residential customers, with some commercial potential.
- Delivery trailers would only be present when bringing in materials; pickup-truck traffic expected for most customers.

### **Board Discussion:**

Board members discussed building layout, proposed rack placement, and the size of the site relative to a lumber operation.

### **Public Comment:**

**Brandon Bailor:** homeowner directly east of the building, expressed the following:

- Concern about shared driveway/right-of-way access.
- Clarified target customer type and traffic pattern.

The applicant responded that they do not expect to block the right-of-way and operations will be arranged to avoid interfering with residential access.

Other questions related to hours of operation (proposed 6:30 AM – 6:30 PM) and the past uses of the property (feed store, auction house, lumber manufacturing, appliance store, and a prior attempted Airbnb). No objections were raised.

**David Johnson:** I need a motion to approve the Special Use Permit.

**John Hayslip:** I'll make a motion. **Kim Buell:** I'll second. **David Johnson:** All in favor? All aye. Motion carried.

**David Johnson:** If there is nothing further, I need a motion to adjourn.

**John Hayslip:** I'll make a motion. **Kim Buell:** I'll second. **David Johnson:** All in favor? All aye. Motion carried. Meeting adjourned at 8:10 PM.

Submitted by,  
Chandra Jensen  
Zoning Board Secretary