

DRAFT

**Town of Sodus Zoning Board of Appeals
Regular Meeting Minutes
April 27, 2026
Courtroom, 14–16 Mill Street, Sodus, NY**

Call to Order: Chair David Johnson called the meeting to order at 7:00 PM and stated that the meeting was being recorded.

Roll Call: David Johnson, John Hayslip, Pat Russell, Kim Buell, Jim Russell, Ray Stacy, Sal Vittozzi.

Approval of Minutes: A motion was made by Kim Buell and seconded by Pat Russell to approve the minutes of the previous meeting.

Vote: All in favor. Motion carried.

Legal Notice: Notice of the public hearing was published in the *Lakeshore News* on April 15, 2026.

SEQR Determination: A motion was made by John Hayslip and seconded by Kim Buell to issue a Type II Negative Declaration under SEQR.

Vote: All in favor. Motion carried.

Application #13466 – Applicant Presentation: Jamie Cobb appeared before the Board regarding an area variance request to construct a deck at the rear of the residence located at 5601 Centenary Shores Rd. The applicant explained that the proposal is to construct a 12' x 21' deck along the waterfront side of the house, replacing the existing small stair access with a full deck structure and new staircase. The proposed deck will be aligned with the existing footprint of the house and will not extend beyond it. A building permit had previously been denied due to noncompliance with required setbacks, prompting the need for area variances. Specifically, the proposed deck will be located 7 feet from the west property line, where 20 feet is required, and 57 feet from the shoreline, where 75 feet is required. The applicant stated that the New York State DEC has reviewed the project and granted the necessary approval at the state level. The deck will be constructed on posts with standard framing, including support posts and cantilevered joists. Materials will include composite decking with hidden fasteners, installed perpendicular to the joists. The design includes open spindle railings to maintain visibility and minimize visual obstruction. The applicant stated that the proposed deck will not negatively impact neighboring properties or obstruct views, noting that nearby structures are similar in nature or extend further toward the shoreline. The applicant also stated that neighboring property owners were consulted and expressed no concerns.

Board Discussion: The Board discussed setback requirements, proximity to neighboring properties, and potential impacts. Discussion included clarification of the need for variance approval, confirmation that the deck will align with the existing house footprint, and consideration of surrounding structures. The Board also noted site constraints and existing nonconforming conditions common within the area.

Public Comment: No members of the public were in attendance. No objections were received.

Board Determination: A motion was made by John Hayslip and seconded by Kim Buell to approve Application #13466 for the area variance as submitted.

Vote: All in favor. Motion carried.

Adjournment: A motion was made by John Hayslip and seconded by Kim Buell to adjourn the meeting at approximately 7:10 PM.

Vote: All in favor. Motion carried.

Submitted by: Chandra Jensen, ZBA Secretary