

Town of Sodus Zoning Board of Appeals

Regular Meeting Minutes

June 22, 2026

Courtroom, 14–16 Mill Street, Sodus, NY

Call to Order: Acting Chair John Hayslip called the meeting to order at 7:00 PM and stated that the meeting was being recorded. Present were John Hayslip, James Russell, Kim Buell, Ray Stacy, and Pat Russell. Absent were Chair David Johnson and Sal Vittozzi.

Approval of Minutes: Motion made by Ray Stacy, seconded by Pat Russell, to approve the May 18, 2026 meeting minutes. Vote: All in favor. Motion carried.

Legal Notice: Notice of the public hearing was published on June 17, 2026, in the *Lakeshore News* for circulation in Wayne County, New York, regarding the following applications.

Application #13524 – Raymond Mast, 7437 Quarry Rd. Sodus, NY 14551. **SEQR** review was previously completed by the Planning Board. Mr. Mast explained that he wished to subdivide a 56.90-acre parcel to create a 2.84-acre flag lot containing the existing residence while retaining the remaining land and agricultural buildings.

Board Discussion: The Board discussed the proposed frontage variance, road frontage requirements for flag lots, and the configuration of the remaining lands. No public comments were offered.

Vote: Motion made by James Russell, seconded by Ray Stacy, to approve Application #13524 for the requested subdivision and frontage variance. Vote: All in favor. Motion carried.

Application #13462 – Represented by John Sippel, Sodus Microd Club, 7759 Ridge Rd. Sodus, NY 14551, Special Use Permit Amendment. **SEQR** review completed at the previous ZBA meeting on May 18, 2026. Mr. Sippel appeared before the Board regarding amendments to the conditions of the Special Use Permit for the Sodus Microd Club. He explained that the Club wished to maintain two designated quiet days each week while establishing clear operating hours and obtaining permission for two annual New York State Microd Association race weekends to begin at 10:00 AM rather than noon. He stated that the earlier start time would allow race programs to conclude earlier and provide flexibility when weather affects scheduled events.

Board Discussion: The Board discussed the reasons for tabling the application at the May 18, 2026 meeting, including the need to verify whether any prior approvals existed modifying the original 1990 Special Use Permit. The Board reviewed testimony from neighboring property owners, former Town officials, and Club representatives regarding historical operations at the facility. Although references were made to a possible amendment approved many years ago, no official meeting minutes or records documenting such approval could be located. During the May 18, 2026 meeting, the applicant also reviewed provisions contained in the original Special Use Permit relating to maintenance of the property. The Club advised that it wished to continue routine grounds maintenance activities necessary for safe operation of the facility, including removal of dead and hazardous trees, removal of fallen limbs, trimming of brush encroaching into maintained grassy areas, mowing and upkeep of existing maintained areas, and limited drainage improvements intended to direct standing water away from low areas. The applicant clarified that these activities would not result in expansion of the existing racing surface, parking areas, maintained grounds, or the overall footprint of the facility. As part of the amendment

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process, the Board agreed to recognize and permit these maintenance activities as ordinary upkeep of the property. The Board therefore determined that the most appropriate course of action was to formally establish clear operating conditions through the present amendment. The Board reviewed the discussion from the May 18, 2026 meeting regarding prior permit conditions, race schedules, practice schedules, and quiet days. Discussion included maintaining Mondays and Thursdays as permanent quiet days, limiting weekday activities to after-school hours, notification of annual state race weekends, and methods to ensure compliance with quiet-day restrictions. Club representatives advised that access to the facility would be restricted on quiet days through locked gates and member notification procedures.

Public Comment: Tom Phillips addressed the Board and questioned the history of prior permit amendments and the number of operational days allowed under the original Special Use Permit. Additional comments were received from Club members and supporters who spoke in favor of the Club, emphasizing youth participation, community involvement, and the need for scheduling flexibility due to weather conditions. Board members noted that observations made since the previous meeting indicated the Club had been operating in accordance with the stated quiet days and schedule.

Board Determination: Motion made by James Russell, seconded by Kim Buell, to approve Application #13462 and amend the Special Use Permit conditions as follows: Mondays and Thursdays shall remain designated quiet days; no Microd racing or practice activities shall occur on quiet days; Tuesday practice shall be permitted from 4:00 PM to 10:00 PM; Wednesday race activities shall be permitted from 4:00 PM to 11:00 PM; Friday practice shall be permitted from 4:00 PM to 10:00 PM; Saturday and Sunday racing and practice activities shall be permitted from 12:00 PM to 10:00 PM; and two New York State Microd Association race weekends per year may begin at 10:00 AM and continue until 10:00 PM on Saturday and Sunday. The Club shall continue to provide public notice of race schedules and state race weekends through its normal publication methods. **Vote:** All in favor. Motion carried.

Adjournment: Motion made by Ray Stacy, seconded by James Russell, to adjourn the meeting. **Vote:** All in favor. Motion carried.

Recorded and submitted by,

Chandra Jensen
ZBA Secretary