

Town of Sodus Zoning Board of Appeals

9/29/2025

PRESENT

David Johnson – Chair
James Russell – Member
Kim Buell – Member
John Hayslip - Vice Chair
Ray Stacy - Ad Hoc

ABSENT

Sal Vittozzi – Member

GUESTS

Andrew Cregin
Avery Fonda
Dick Edeermann
Susie Lapp
Dave Hanlon
Tricia DeLorm
Dylan Ternoois
Patric Russell
Diane Scoville
Johnathan Olivia

David Johnson: September 29th, 7 o'clock, I will call the meeting to order. I'm going to state that the meeting is being recorded. Roll call: David Johnson. John Hayslip. Jim Russell. Ray Stacy.

David Johnson: Sal Vittozzi is absent and I need a motion to have Ray Stacy in his absence.

John Hayslip: I'll make a motion. **James Russell:** I will second. **David Johnson:** All in favor? All aye. **David Johnson:** We need a motion to approve last meeting's minutes. **John Hayslip:** I'll make a motion. **Kim Buell:** I will second. **David Johnson:** All in favor? All aye.

David Johnson: The application for Ryan Phelps will not be heard tonight. All right, so we got a good crowd. For those who have not been at one of these meetings, I'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, and then we'll open it to a public hearing where the neighbors to people called on one at a time to speak your concerns.

#13261 – Area Variance by Dylan Ternoois at 7967 Brick Church Road to build a 24'x40' garage 5' to the east property line where 20' is required.

David Johnson: Dylan's a friend of mine, so I'm going to recuse myself from any vote.

Dylan Ternoois: I'm building a pole barn. I'm trying to put it as close as I can to the property line because my driveway is on the east side, I want to make a driveway around my attached garage as of now, as close as I can, so then I can back a boat in. The surrounding property is owned by family.

Kim Buell: Have you considered running it the other side?

Dylan Ternoois: Well, then it's going to block all my windows on my house and just won't look right and it is the septic and leach line strip.

David Johnson: Do any neighbors have concerns? No neighbors were present.

John Hayslip: I will make a motion to approve. **Kim Buell:** I second. All aye. Motion carried.

David Johnson: I need a motion for a negative declaration for Environmental Impact on SEQR.

John Hayslip: I'll make a motion. **James Russell:** I'll second it. All aye. Motion carried.

Application #13232 – Area Variance by Andrew Cregin to build a 40'x53' home 7' to the side property lines where 20' is required at 5685 Sodus Shores Road.

Andrew Cregin: The size went down; it's only going to be 28' wide to build. The new setback will be 13'.

David Johnson: I need a motion to accept this as a negative declaration for SEQR.

James Russell: I make a motion for a type two negative declaration.

Kim Buell: I'll second that. **David Johnson:** All in favor? All aye. Motion carried.

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David Johnson: Do we have any neighbors that would like to ask any questions?

Dick Edelmann: When I got this in the mail, I just got curious because they said it was 7' from the property line. And they just changed it.

James Russell: I make a motion to approve. **Kim Buell:** Seconded. **David Johnson:** All in favor? All aye. Motion carried.

Application #13263—Area Variance by Sue Lapp to occupy a 540sf tiny home where 750sf is required at 5195 Preemption Rd. North Rose, NY 14516.

Sue Lapp: We own 30 acres way up in the woods on both sides of the railroad tracks.

We have a cabin there; it's been up for seven years. We're just trying to get a CofO.

There's a driveway going up. My husband used it for his hunting camp. And now he just wants to live in it.

David Johnson: Does it have facilities? Utilities?

Sue Lapp: It has a bathroom, two bedrooms, a kitchen and a living room. It's on a well and it's got septic. Because we had a double wide there.

David Johnson: Do any neighbors have concerns? No neighbors were present.

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

Application #13236 – Special Permit allowing four or more dogs by Tricia DeLorm at 4950 Maple Ridge Road So she's looking for a special permit.

Tricia DeLorm: I have four dogs; my dogs are all spayed and neutered. I don't run a kennel.

They're just our pets. We're just trying to prevent from any problems in the future. Neighbors probably don't even know that I have dogs. I don't see myself owning more than four dogs.

David Johnson: Are there any neighbors or anybody that has a problem? Nobody else came from your neighborhood?

Tricia DeLorm: They didn't come.

John Hayslip: Let's limit it to four dogs on the permit and I see no problems.

David Johnson: Can I get a motion to approve it and limit it to four dogs? **John Hayslip:** I'll

make a motion. **James Russell:** I'll second. **David Johnson:** All in favor? All aye. Motion carried.

David Johnson: Any other thoughts? Do you have questions? All right if there is nothing left to

discuss I need a motion to adjourn. **Kim Buell:** I will make a motion. **James Russell:** I second. The meeting adjourned at 8:15.

Submitted by,
Chandra Jensen
Zoning Board Secretary