

DRAFT
Town of Sodus Zoning Board of Appeals
Minutes of Meeting
September 28, 2026 – 7:00 PM

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

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

Approval of Minutes: John Hayslip moved to approve the minutes of the previous meeting, held August 24, 2026. Kim Buell seconded. **Vote:** All aye. Motion carried.

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SEQR: John Hayslip moved to classify Application #13678 as an unlisted action and issue a negative declaration. Kim Buell seconded. **Vote:** All aye. Motion carried.

Application #13678 Applicant Presentation: Daniel and Lori VanAcker described a proposed 10-person farm labor camp at 7131 Redman Road. An older house and trailer used for labor housing had been removed, the trailer was replaced and remains on the property. The proposed one-story building would be approximately 78 feet from the front property line, farther from the road than the existing trailer at 58 feet. The VanAcker's described an anticipated footprint of approximately 36 by 48 to 50 feet, with final building dimensions yet to be determined. The building would contain sleeping rooms and shared kitchen and common space. Municipal water and electric service are available; an engineered septic plan for 10 occupants was approved by the New York State Department of Health.

Board Discussion: John Hayslip reported visiting the site. The Board discussed the proposed location behind the existing trailer, available parking and van transportation, and the effect of placing the building farther back on orchard land and potentially losing trees. Members indicated that the proposed location would not change the character of the neighborhood. The representative said the project would remain subject to applicable health department requirements and inspections throughout the building process.

Public Comment: No members of the public were present, and no public comments were received.

Board Determination: John Hayslip moved to approve Application #13678 as submitted, granting the requested area variance for the 10-person labor camp at 78 feet from the front property line where 200 feet is required. Kim Buell seconded. **Vote:** All aye. Motion carried.

Application #13605: The application of Thomas Eli Duyssen for 6465 Redman Road remained tabled pending receipt of the required FAA documentation. No further action was taken.

Adjournment: John Hayslip moved to adjourn at 7:20 PM. Kim Buell seconded. **Vote:** All aye. Motion carried.

Submitted by:
Chandra Jensen
ZBA Secretary