

DRAFT

TOWN OF SODUS ZONING BOARD

June 27th, 2022

PRESENT

Steven Zonneville-Chair
Kim Buell
James Russell
Don Buchwald
Sal Vittozzi Ad-Hoc

ABSENT

David Johnson Ad-Hoc
John Hayslip-Vice Chair

GUESTS

David Fitch
Elizabeth Carbajal
Nick Howes

Chairman Zonneville called the public meeting to order at 7:03PM. Sal Vittozzi was placed in the absence of John Hayslip. A motion was made by Don Buchwald to approve the minutes from the previous meeting. Motion seconded by Kim Buell. All were in favor. Motion carried.

The Chairman called forward applicant #1591. Nick Howes of 6749 Maple Avenue addressed the board requesting an Area Variance to place two signs on his property advertising his commercial business, Backwoods Power Sports. Mr. Howes handed out information describing the signs design. Mr. Howes asked to place the first sign, a 6' x 3' two-sided sign on the portion of his property abutting State Route 104 in an industrial commercial zone. He proposed that the sign will be within the setbacks allowed by municipal code and 20' high from the ground to the top of the sign. Mr. Howes gave the Zoning Board an Email print out from New York State Department of Transportation stating that the sign would be classified as an on-premise sign and would not require Federal or NYSDOT permission. Mr. Howes also explained that the signs appearance would be professional and not have illumination.

James Russell stated that using municipal code chapter §135-27 sub-section E article 1 designates I-C zoned property an allowed 100sqft not to exceed two in number and no single sign shall exceed 60% of the maximum total area permitted. If freestanding, they shall be located at least 20' above the ground. The Zoning Board agreed that this sign would not need to be referred to the Wayne County Planning Board.

Kim Buell made a motion to approve the sign located on state Route 104 as presented by Mr. Howes. Sal Vittozzi seconded the motion. All were in favor. Motion carried.

The second sign Mr. Howes proposed would have the same dimensions as the first sign and be placed at the entrance of his property that is zoned residential on Maple Avenue. After review of the placement of the sign James Russell expressed that this sign would need to follow municipal code §135-27 sub-section B article 4 stating signs shall not exceed 20 square feet in area and shall be no higher than eight feet above the ground. The front setback for this sign would be 20'. The Zoning Board decided that referral to the Wayne County Planning Board was not necessary. Mr. Howes agreed to the dimensions and setbacks given.

Kim Buell Made a motion to accept the second sign. James Russell seconded the motion. All were in favor. Motion carried.

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The Chairman asked for the next applicant to come forward. Applicant #1590 by Juan Carbajal was represented by Elizabeth Carbajal, to keep storage containers in an area zoned as a hamlet at 7825 Ridge Rd.

Don Buchwald asked Ms. Carjabal what her father intended on storing in the containers. Ms. Carjabal explained that the property is an auto repair shop and the containers are to clean up the property by storing car parts and some house hold items until the garage was functional again. Steve Zonneville asked what size the containers would be. Ms. Carjabal said two 40'containers are needed. Don Buchwald asked how long the containers would be needed which Ms. Carjabal responded two years. Steve Zonneville asked where on the lot the containers would be placed. Ms. Carjabal explained to the Zoning Board that the containers would be placed at the back of the property away from the road.

Don Buchwald made a motion to accept the application with the stipulation that the containers be removed within two years. Kim Buell seconded the motion. All were in favor. Motion Carried.

Having no further business, a motion to adjourn was made by Don Buchwald at 7:27PM. Motion seconded by James Russell. All were in favor. Motion carried.

Respectfully submitted by,
Chandra Jensen
Zoning Board Secretary