

**Sodus Town Board Agenda**  
**Regular Month End-Year End Town Board Meeting**  
**January 25, 2024**

**Pledge of Allegiance**

4:00 PM

Roll Call: *(Lori Diver)*

Supervisor Johnson, Councilperson LeRoy, Councilperson Ross-Zoom, Councilperson Tertinek-absent, Councilperson Pickering

**BID Opening for Camp Beechwood Caretaker’s House-Bilco Door 4:00 PM-CANCELED:**

**Month End Town Board Meeting Agenda**

1. Resolution approving Abstract #2-2024  
First \_\_\_\_\_ Seconded \_\_\_\_\_
2. Resolution approving Knauf Shaw LLP as the Town of Sodus Attorney per 2024 agreement *(emailed)*  
First \_\_\_\_\_ Seconded \_\_\_\_\_
3. Resolution to surplus Code Enforcement Office Oki Printer Serial #AK52008871AO Model C3310N  
First \_\_\_\_\_ Seconded \_\_\_\_\_
4. Discussion/motion regarding 2<sup>nd</sup> newspaper as legal newspaper for the Town of Sodus *(David LeRoy)*  
First \_\_\_\_\_ Seconded \_\_\_\_\_
5. Discussion regarding \$160.00 donation for ice skates for Camp Beechwood and continued donations *(Scott-Lori)*
6. Motion to hold BID opening on Thursday February 22, 2024 Month End Town Board Meeting at 4:00 PM and allow Lori Diver Sodus Town Clerk to advertise for Removal of old bulkhead (Bilco style) door and replacing it with new metal bulkhead door at Camp Beechwood the Caretaker’s House 7423 Lake Road, Sodus NY 14551. Include finish paint, locking latch and weather strip seal/s. Seal all openings that may allow water to enter. Specify warranty period. Remove all construction debris at the conclusion of work. For inspection of work site please coordinate with Sal Vittozzi at 315-576-0836.  
First \_\_\_\_\_ Seconded \_\_\_\_\_

**Public Hearing 4:15 PM 7441 Ridge Rd:**

Lori to read the following notice:

<p><b>WAYNE COUNTY LEGAL NOTICE TOWN OF SODUS NOTICE OF HEARING PLEASE TAKE NOTICE</b></p> <p>that a hearing will be held by the Town Board of the Town of Sodus on January 25, 2024, at 4:15 p.m. at the Sodus Town Hall, 14-16 Mill Street, in the Town of Sodus, Wayne County, New York, pursuant to Town of Sodus Law §46-8 to consider the proposed correction, repair, remediation, security or removal of unsafe buildings, structures and equipment on property located at 7441 Ridge Road in the Town of Sodus, tax map number: 070.177-00-113681. All those interested in speaking will be heard.</p> <p>Dated:            January            3, 2024</p> <p>By Order of the Sodus Town Board Lori K. Diver Sodus Town Clerk, RMC</p>
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**MINUTES**

Minutes of the Month End Town Board Meeting commencing at 4:00 PM in the upstairs meeting room January 25, 2024 located at 14-16 Mill St. Sodus, NY 14551.

All meetings are open to the public.

Present: Scott Johnson, Supervisor  
David LeRoy, Councilperson/Deputy Supervisor  
Don Ross, Councilperson-Zoom  
Dale Pickering, Councilperson

Recording Secretary: Lori Diver, Sodus Town Clerk

Absent: Chris Tertinek, Councilperson

Others Present: Casey Carpenter, Times of Wayne County  
Bree Crandell, Supervisor Clerk  
Jay Dewispelaere-Town Justice  
Jared Laird, Highway Superintendent  
Frank Gahr, Code Enforcement Officer  
Amy Kendall, Town Attorney  
Ray Stacy, Ad-Hoc Zoning Board  
Vernon Lemcke, Public Hearing  
Bill Bolling, Public Hearing  
Darrell Vasseur, Public Hearing  
Ervina Donovan, Village of Sodus Trustee  
David Wahl, Public Hearing  
Virginia DeFisher, Public Hearing  
Dorothy Johnson, Public Hearing  
Paulina Anderson, Recreation Director applicant

Supervisor Scott Johnson called the Month End Town Board Meeting to order commencing at 4:00 PM and Lori Diver opened with roll call. All Bord Members were present with the exception of Councilmember Chris Tertinek who was absent.

BID Opening for Camp Beechwood Caretaker’s House-Bilco Door at 4:00 PM has been canceled.

**ABSTRACT**

**RESOLUTION TO PAY ABSTRACT No. 2-2024**

**(06 01-2024)**

**WHEREAS**, the following bills were presented for payment on Abstract 2:

General	025-045	\$	47,706.25
CM1-Parks	002-002	\$	947.04
Highway	021-034	\$	46,524.23
Sewer District	002-002	\$	1,180.16
Trust & Agency	001-002	\$	2,106.04
<b>GRAND TOTAL:</b>			<b>\$ 98,463.72</b>

**NOW BE IT RESOLVED**, Councilperson David LeRoy motioned to authorize payment for Abstract # 2 as listed and adopt this resolution which was seconded by Councilperson Don Ross. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Resolution Adopted.

*(See report inserted-end of minutes)*

**KNAUF SHAW LLP AGREEMENT-TOWN ATTORNEY 2024**  
**RESOLUTION**  
**(07 01-2024)**

Supervisor Scott Johnson offered the following resolution for its adoption, and

**AGREEMENT**

This Agreement is made effective the 1<sup>st</sup> day of January 2024, between the Town of Sodus (the "Town"), 14-16 Mill St., Sodus, NY 14551, and Knauf Shaw LLP, 100 South Clinton Avenue, Suite 2600, Rochester, New York 14604. The parties agree as follows:

1. Knauf Shaw LLP shall be attorneys for the Town from January 1, 2024 to December 31, 2024.
2. The Town shall pay Knauf Shaw LLC \$1,287.50 per month for general legal representation, including matters such as advice on municipal and zoning matters, drafting and filing of laws and ordinances, attendance at Town Board meetings, negotiation of claims, assistance in SEQRA proceedings, and occasional attendance at Zoning Board of Appeals, Planning Board, and other meetings when necessary under the circumstances.
3. Representation of the Town in civil and criminal litigation (other than review of cases handled by other attorneys), zoning and planning matters (including cell towers and wind projects) for which the Town charges back services or obtains funding, major code revisions and major projects such as new water or sewer facilities, large developments, Local Waterfront Revitalization Plans or grants will be provided by Knauf Shaw LLP at the request of the Town at the rate of \$290 per hour for senior partners, \$260 per hour for junior partners, \$200 per hour for associates, and \$115 per hour for paralegals/law clerks. If a separate agreement is made for those services (such as an agreement for legal services for a Water District), it will supersede the terms of this Agreement.
4. The Town shall reimburse Knauf Shaw LLP for all of their out-of-pocket expenses and disbursements directly related to services they provide to the Town, including travel expenses, photocopying, and filing fees.

5. The parties will submit any dispute between them over fees to arbitration, pursuant to Part 137 of the Rules of the Chief Administrator of the New York Unified Court System. The Town acknowledges that it is familiar with and consent to the official written instruction and procedures for Part 137, which are available from Knauf Shaw LLP or on the Internet at the New York State Courts web site at: <http://www.courts.state.ny.us/rules/chiefadmin/137.shtml>.

6. A statement of the rights and responsibilities of the Town as a client is attached and is incorporated by reference.

TOWN OF SODUS

KNAUF SHAW LLP

\_\_\_\_\_  
Scott Johnson, Supervisor

  
\_\_\_\_\_  
Amy K. Kendall, Partner

**NOW BE IT RESOLVED**, Councilperson Don Ross motioned to adopt resolution (07 01-2024) and allow Supervisor Scott Johnson to sign agreement which was seconded by Councilperson David LeRoy. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Resolution Adopted.

**SURPLUS PRINTER-CEO OFFICE**  
**RESOLUTION**  
**(08 01-2024)**

Supervisor Scott Johnson offered the following resolution for its adoption, and

**BE IT RESOLVED**, the CEO office surpluses OKI Printer Serial # AK5200887AO Model C3310N, and

**NOW BE IT RESOLVED**, Councilperson David LeRoy motioned to adopt resolution (08 01-2024) which was seconded by Councilperson Dale Pickering. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Resolution Adopted.

Councilmember David LeRoy motioned to table discussion regarding having a 2<sup>nd</sup> legal newspaper for the Town of Sodus was seconded by Councilmember Don Ross. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Motion carried.

Lori Diver Sodus Town Clerk discussed with the Sodus Town Board that \$160.00 came in from the community as donations to purchase ice skates for Camp Beechwood's ice-skating rink (free to anyone). The donation drive started with Samantha Grey in memory of her grandmother. To memorialize her grandmother's, "giving nature", granddaughter Samantha Grey asked the community to donate ice skates for the skating rink at Camp

Beechwood. Donations were received from several people in the community. In order to purchase the skates, Town Clerk Lori Diver has asked the Town Board with the money received if the Town would be willing to purchase the ice skates through the Town credit card. Once ice skates are purchased, Samantha Grey will be notified and ice skates will be given to Sal Vittozzi, Caretaker for the community to enjoy.

Councilmember Dale Pickering motioned to allow Town Clerk Lori Diver to purchase \$160.00 for ice skates for Camp Beechwood with the Town of Sodus credit card was seconded by Councilmember David LeRoy. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Motion carried.

Town Attorney Amy Kendall has asked the Town of Sodus to meet with the Village of Sodus and Village of Sodus Point regarding the New York State Cannabis Law. Currently the Town of Sodus does not have a law and time is running out to pass this new law. Supervisor Scott Johnson will coordinate with the Village of Sodus and Village of Sodus Point to start discussing the Cannabis Law for our local community.

Highway Superintendent Jared Laird discussed repair and purchasing a new excavator (quotes attached-state bid).

Motion by Councilmember Dale Pickering to hold BID opening on Thursday February 22, 2024 Month End Town Board Meeting at 4:00 PM and allow Lori Diver Sodus Town Clerk to advertise for Removal of old bulkhead (Bilco style) door and replacing it with new metal bulkhead door at Camp Beechwood the Caretaker’s House 7423 Lake Road, Sodus NY 14551. Include finish paint, locking latch and weather strip seal/s. Seal all openings that may allow water to enter. Specify warranty period. Remove all construction debris at the conclusion of work. For inspection of work site please coordinate with Sal Vittozzi at 315-576-0836 was seconded by Councilmember David LeRoy. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Motion carried.

**Public Hearing 4:15 PM 7441 Ridge Rd:**

Lori read the following notice:

<b>WAYNE COUNTY LEGAL NOTICE TOWN OF SODUS NOTICE OF HEARING PLEASE TAKE NOTICE</b>
that a hearing will be held by the Town Board of the Town of Sodus on January 25, 2024, at 4:15 p.m. at the Sodus Town Hall, 14-16 Mill Street, in the Town of Sodus, Wayne County, New York, pursuant to Town of Sodus Law §46-8 to consider the proposed correction, repair, remediation, security or removal of unsafe buildings, structures and equipment on property located at 7441 Ridge Road in the Town of Sodus, tax map number: 070.177-00-113681. All those interested in speaking will be heard.
Dated:            January            3, 2024
By Order of the Sodus Town Board Lori K. Diver Sodus Town Clerk, RMC

Motion by Councilmember Dale Pickering to open public hearing at 4:18 PM pursuant to Town of Sodus Law 46-8 to consider the proposed correction, repair, remediation, security or removal of unsafe buildings structures and equipment on property located at 7441 Ridge Rd in the Town of Sodus, Wayne County, NY was seconded by Councilperson Don Ross. All those interested in speaking will be heard. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Motion carried.

Amy Kendall, Town Attorney discussed with the Town Board and public the information handed out in the following packet regarding 7441 Ridge Rd for unsafe building structures and junk on property.  
(Please see pages 8-38)

\*\*\*Do Not Detach\*\*\*

RECEIVED

JAN 12 2024



Wayne County Clerk's Office

Recording Page



Receipt Number: 24-0343

Miscellaneous Recorded

Instrument Number: R9331714

Date/Time: 01/09/2024 12:05 PM

First OR: TOWN OF SODUS

First EE: NO GRANTEE

Town: 0

Pages: 2

Employee Id: rd

Serial Number:

Transfer Tax Number:

-FEES-	
Recording and Filing	\$50.00
Transfer Tax	
Basic Tax	
Local Tax	
Additional Tax	
Special Tax	
Withheld	
Total	\$50.00

-MORTGAGE TAX-	\$0.00
Amount Taxed	

-TRANSFER TAX-	
Consideration Amount	

State of New York  
County of Wayne

\*\*\* WARNING - This sheet constitutes the Clerks endorsement required by Section 319 of the Real Property Law of the State of New York.

Michael Jankowski  
Wayne County Clerk

\*\*\*DO NOT DETACH\*\*\*  
\*\*\*THIS IS NOT A BILL\*\*\*



**NOTICE OF UNSAFE BUILDING, STRUCTURES OR EQUIPMENT**

**TO BE RECORDED WITH THE WAYNE COUNTY CLERK AND SERVED VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

**TO:** Commercial Property Holding LLC  
c/o Vernon Lemcke, Member  
7441 Ridge Road  
Sodus, New York ("Property")

Please take notice that the Town of Sodus Code Enforcement Officer has determined that the property at 7441 Ridge Road, Sodus, New York ("Property") has on it unsafe buildings, structures and equipment in violation of New York's Uniform Fire Code Section 108 (including subsections), the Town of Sodus Building Law §46-8, the Town of Sodus Zoning Law §135-23 (A) and (C), §135-124, the Town of Sodus Recreational Vehicles and Campers Law (Town of Sodus Law §125-4), as follows:

- Recreational Vehicles are unlawful structures and/or unsafe equipment, are not permitted in the Residential zone, is unpermitted, unsafe, not connected to water or sewer and unfit for human occupancy and, upon information and belief, is occupied in violation of the Town of Sodus Recreational Vehicles and Campers Law.
- Barns on the Property are structurally unsound, unsafe and dilapidated
- Makeshift "shed" is an unlawful structure, is dilapidated and unpermitted
- Electric wiring to barns is unpermitted and unsafe
- Equipment parked in the roadway is unpermitted and unsafe

These unsafe buildings, structures and equipment must be taken down, removed and/or otherwise made safe and all debris must be removed from the Property and properly disposed.

**DESCRIPTION OF THE PROPERTY**

**Address:** 7441 Ridge Road, Sodus New York

**Tax identification number:** 70117-00-113681

**Legal description:** ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Sodus, County of Wayne, State of New York bounded and described as follows: Beginning at a point at the intersection of the easterly line of the right-of-way of Kelly Road (49.50 feet in width) and the northerly line of the right-of-way of Ridge Road (width varies), thence the following courses and distances:

1. N 08°11'45" E along the easterly line of the right-of-way of Kelly Road a distance of 112.64 feet, thence
2. N 87°26'00" E along the southerly line of lands now or formerly of DeFisher to a found iron pin, and continuing along the same line and course along the southerly line of lands now or formerly of Finlof for a total course distance of 416.64 feet to a set iron pin, thence
3. S 02°34'00" E along the westerly line of lands reserved by Donald B. Kerber and Sieberena A. Kerber (871 Deeds 117), a distance of 180.62 feet to a set iron pin, thence
4. S 40°51'05" W along the westerly line of lands reserved by Kerber, a distance of 250.00 feet to a point on the north line of Ridge Road marked by a set iron pin, thence
5. N 49°08'55" W along the northerly line of the right-of-way of Ridge Road a distance of 366.0 feet to the point and place of beginning

**PRIOR NOTICE**

The Owner received prior notice of the unsafe buildings and equipment on the Property on multiple occasions, most recently on September 7, 2023 by letter from the Town of Sodus Code Enforcement Officer to the Owner which letter was sent certified mail. The Owner was provided 30 days from September 7, 2023 to respond to the notice but failed to do so.

**OPPORTUNITY TO CORRECT**

The Owner of the Property has 10 days from the date of this Notice to correct, repair, remediate, secure or remove the dilapidated barns.

**HEARING BEFORE THE TOWN BOARD**

A hearing pursuant to Town Law §46-8(c)(3) on the proposed correction, repair, remediation, security and/or removal will be held before the Town Board on **January 25, 2024 at 4:15 p.m.** at 14-16 Mill Street, Town of Sodus, New York in the Courtroom.

If the Owner fails or refuses to correct, repair, remediate, secure and remove the unsafe structure, and the Town Board authorizes such correction, repair, remediation, security and/or removal, the Town Code Enforcement Officer and/or his agents will have the right to enter onto the Property to conduct the correction, repair, remediation, security and/or removal, the cost of which will be charged to the Owner.

A Notice of this Hearing will be published in the official newspaper of the Town of Sodus at least 5 days prior to the date of the Hearing.

**PERMITS, CERTIFICATE OF OCCUPANCY AND/OR COMPLIANCE REVOKED**

Any town-issued permits, certificates of occupancy or certificates of compliance for the Property are revoked until such time as the Town of Sodus Code Enforcement Officer determines that the Property complies with all relevant Town of Sodus Building, Property Maintenance and Zoning Code, Uniform Fire Prevention and Building Code and the Uniform Property Maintenance Code provisions.

**UTILITIES TO BE SHUT OFF**

If the Owner does not correct, repair, remediate, secure and/or remove the unsafe structure on the Property with 10 days of the date of this Notice, the Town of Sodus Code Enforcement Officer will arrange for the disconnection of utilities to the Property, including but not limited to electric, gas, water and sewer.

Dated January 2, 2024

TOWN OF SODUS  
By: *Amy K. Kendall*  
Amy K. Kendall, Attorney for the Town

COPY

TOWN OF SODUS  
Code Enforcement Office  
14-16 Mill Street  
Sodus, N.Y. 14551  
Phone: 1-315-483-6934 ext 5  
September 7, 2023

**Commercial Property Holding**  
**7441 Ridge Rd.**  
**Sodus, NY 14551**

RE: Unsafe structures on the property located at: 7441 Ridge Rd. Sodus, NY 14551.

Dear property owner,

There are dilapidated barns on the property. This is a violation of state and local laws:

[NY] 108.1.1 Unsafe Structures

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or to the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire; or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, or structurally unsafe; or is of such faulty construction or unstable foundation that partial or complete collapse is possible. A vacant structure that is not secured against unauthorized entry as required by Section 311 of this code shall be deemed unsafe.

Town Law §46-8. Threats to Public Health, Safety or the Environment; Unsafe Buildings, Structures and Equipment.

TOWN OF SODUS  
Code Enforcement Office  
14-16 Mill Street  
Sodus, N.Y. 14551  
Phone: 1-315-483-6934 ext.5

All buildings or structures which are structurally unsafe, unsanitary or not provided with adequate egress, or which constitute a fire hazard or are otherwise dangerous to human life, or which, in relation to existing use, constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, are, severally, for the purpose of this section, unsafe buildings.

You have 30 days to remedy this violation to avoid any legal action.

Thank you,



Frank Gahr  
Town of Sodus  
Code enforcement Officer

TOWN OF SODUS  
Code Enforcement Office  
14-16 Mill Street  
Sodus, N.Y. 14551  
Phone: 1-315-483-6934 ext.5  
September 7, 2023

COPY

**Commercial Property Holding**  
**7441 Ridge Rd.**  
**Sodus, NY 14551**

RE: Maintenance of the property located at 7441 Ridge Rd. Sodus, NY 14551.

Dear property owner,

There is an accumulation of debris, construction and scrap materials, litter, garbage and unsightly storing. This is a violation of state and local laws:

[NY] 308.1 Accumulation of Rubbish or Garbage.

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

[NY] 302.1 Sanitation.

Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

Town Law §95-2 Prohibited storage or disposal:

No person shall hereafter be permitted to abandon, leave, dump, store or keep any nuisance, hazard, litter or matter attractive to vermin upon any public street, public place or on any privately owned property within the Town, and said property shall be kept free and clear of same.

TOWN OF SODUS  
Code Enforcement Office  
14-16 Mill Street  
Sodus, N.Y. 14551  
Phone: 1-315-483-6934 ext.5

Town Law §95-3.

Definitions: Nuisance, hazard and litter - Includes but is not limited to abandoned automobiles or any parts thereof, unless such party has a license to store the same; and any waste metal or materials, garbage, refuse, rubbish, old refrigerators, stoves or like products, used bottles or cans, glass, wood, lumber or vegetable matter of any kind, or any other matter which shall be flammable or capable of fermentation, evaporation or decay; abandoned building or construction materials or supplies, discarded paper or material of junk substance, or matter attractive to vermin or likely to breed disease, cause fires or be prejudicial to good health.

Town Law §95-4.

Responsibility of owner, tenant or occupant; notice:

The owner, tenant or occupant of property located within the Town of Sodus is hereby required to remove all nuisances, hazards and litter or matter attractive to vermin.

You have 30 days to remedy this violation to avoid any legal action.

Thank you,



Frank Gahr  
Town of Sodus  
Code enforcement Officer

TOWN OF SODUS  
Code Enforcement Office  
14-16 Mill Street  
Sodus, N.Y. 14551  
Phone: 1-315-483-6934 ext.5  
September 7, 2023

COPY

**Commercial Property Holding**  
7441 Ridge Rd.  
Sodus, NY 14551

RE: RV/Campers on the property located at 7441 Ridge Rd. Sodus, NY 14551.

Dear property owner,

There are two RV/Campers being stored and occupied on the property. This is a violation of The Local Law to Regulate Recreational Vehicles and Campers.

Town Law§125-4. Prohibition.

No camper or recreational vehicle shall be occupied within the Town of Sodus except in approved and permitted mobile home parks or recreational vehicle parks with the exception that the temporary occupancy by family of the owner of the real property or the invited guest of the owner of the real property upon which the recreational vehicle or camper is located shall be permitted provided that the recreational vehicle or camper not be occupied in excess of 10 days in a calendar month and in no event shall a recreational vehicle or camper be utilized as a rental unit or occupied upon a lot where there is no existing, one, two or multiple family residence other than in an approved and permitted mobile home or recreational vehicle park.

Please call the office in regard to this letter.

You have 30 days to remedy this violation to avoid any legal action.

Thank you,



Frank Gahr  
Town of Sodus  
Code enforcement Officer

TOWN OF SODUS  
Code Enforcement Office  
14-16 Mill Street  
Sodus, N.Y. 14551  
Phone: 1-315-483-6934 ext.5  
September 7, 2023

COPY

**Commercial Property Holding**  
7441 Ridge Rd.  
Sodus, NY 14551

RE: Parking and driveway hazards on the property located at 7441 Ridge Rd. Sodus, NY 14551.

Dear property owner,

There are vehicles parked on the shoulder of the road. This is a violation of state and local laws:  
[NY] 302.3 Sidewalks and Driveways.

Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Town Law §123-3 Parking prohibited:

No motor or other vehicle of any kind shall be allowed or permitted to park or stand in the Town of Sodus, County of Wayne, State of New York, in the following locations:

On the north side of County Road No. 143 from a point 400 feet east of Kelly Road easterly to a point 400 feet west of North Road.

You have 30 days to remedy this violation to avoid any legal action.

Thank you,



Frank Gahr  
Town of Sodus  
Code enforcement Officer

COPY

TOWN OF SODUS  
Code Enforcement Office  
14-16 Mill Street  
Sodus, N.Y. 14551  
Phone: 1-315-483-6934 ext.5  
September 7, 2023

**Commercial Property Holding**  
7441 Ridge Rd.  
Sodus, NY 14551

RE: Unregistered Vehicles or parts on the property located at 7441 Ridge Rd. Sodus, NY 14551.

Dear property owner,

You have several unregistered vehicles on your property which must be removed. These vehicles are in violation of state and local laws:

Town Law definition.

Junkyard/salvage yard - Any place of storage or deposit of wastepaper, rags, scrap iron or steel, whether in connection with another business or not, or where two or more unregistered, old or secondhand motor vehicles no longer intended or in condition for legal use on the public highway are held, whether for the purpose of resale of used parts therefrom, for the purpose of disposing of the same or for any other purpose; such term shall include any place of storage or deposit for any such purpose of used parts or waste materials from vehicles which, taken together, equal in bulk two or more such vehicles.

[NY] 302.8 Motor Vehicles.

Except as provided for in statute, local law, ordinance or other regulations, not more than one inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.



TOWN OF SODUS  
Code Enforcement Office  
14-16 Mill Street  
Sodus, N.Y. 14551  
Phone: 1-315-483-6934 ext.5

Please call the office in regard to this letter.

Have these vehicles or parts removed within 30 days to avoid any legal action.

Thank you,



Frank Gahr  
Town of Sodus  
Code enforcement Officer

COPY

TOWN OF SODUS  
Code Enforcement Office  
14-16 Mill Street  
Sodus, N.Y. 14551  
Phone: 1-315-483-6934 ext.5  
September 12, 2023

**Commercial Property Holding**  
**7441 Ridge Rd.**  
**Sodus, NY 14551**

RE: Maintenance of the property located at 7441 Ridge Rd. Sodus, NY 14551.

Dear property owner,

There are weeds and vegetation growing in excess on the property. This is a violation of state and local laws:

[NY] 302.4 Weeds

Except as provided for in statute, local law, ordinance, or other regulations, all developed areas of a premises that are intended to be used by building occupants or the public shall be maintained free from weeds in excess of 10 inches (254 mm). Noxious weeds shall be prohibited.

§95-4. Responsibility of owner, tenant or occupant; notice:

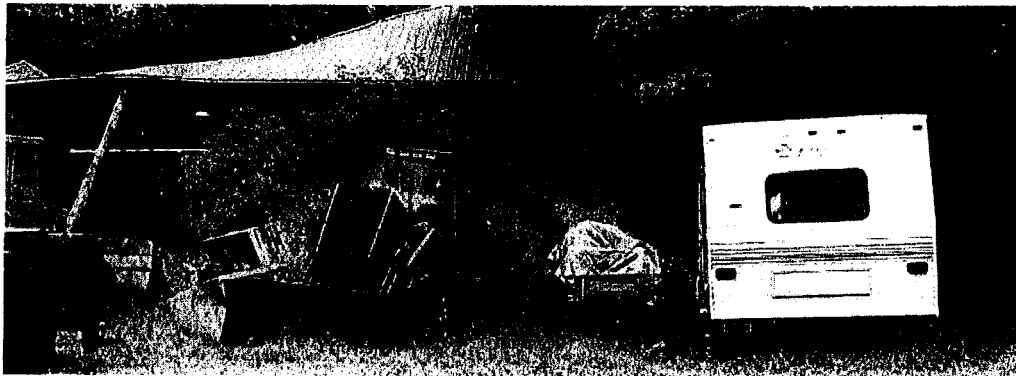
The owner, tenant or occupant of property located within the Town of Sodus is hereby required to remove all nuisances, hazards and litter or matter attractive to vermin.

You have 30 days to remedy this violation to avoid any legal action.

Thank you,



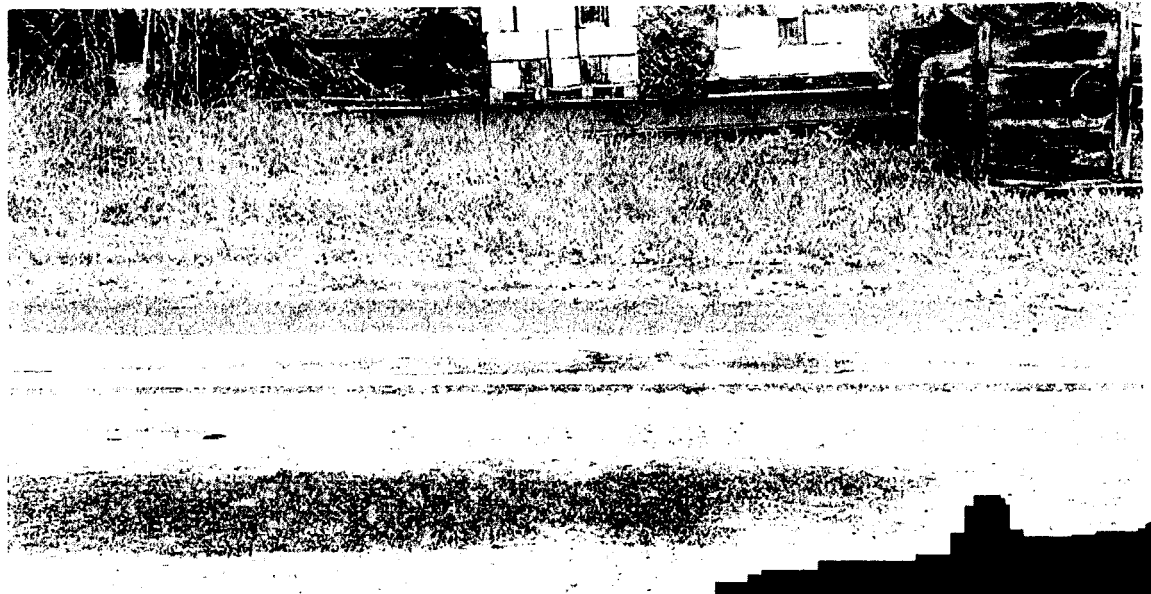
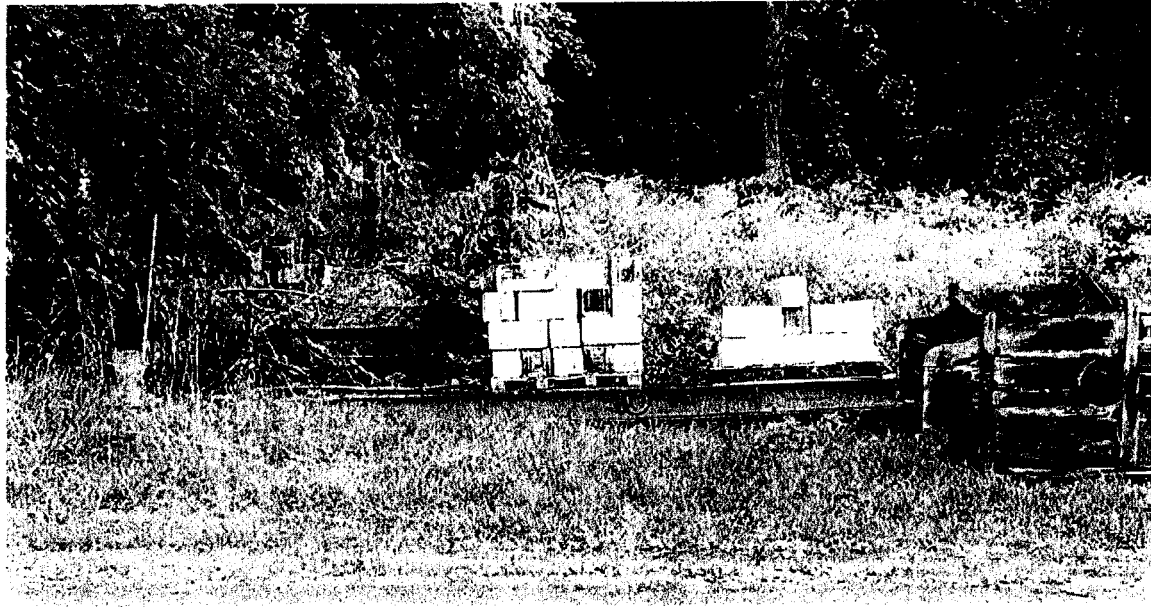
Frank Gahr  
Town of Sodus  
Code enforcement Officer

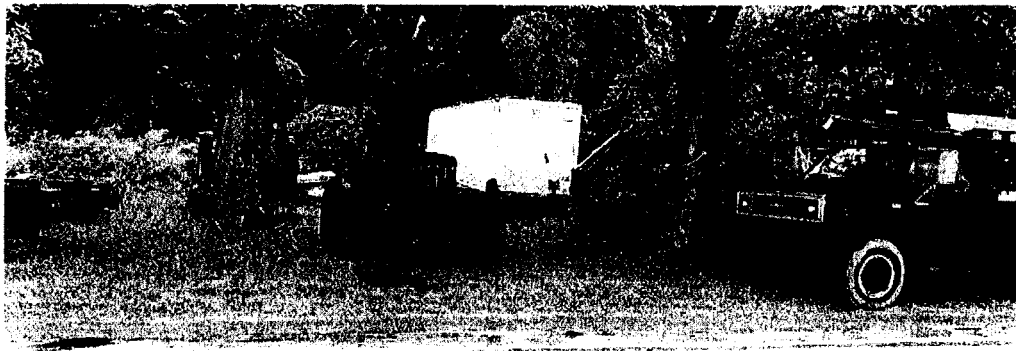


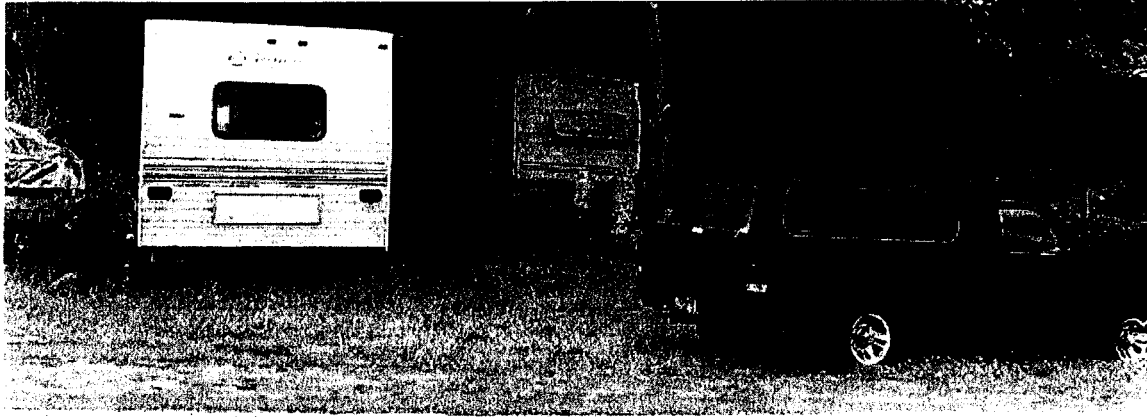


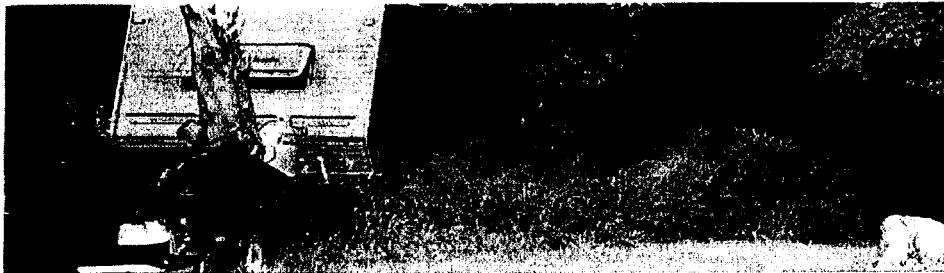
**RESOLVED**, the Town of Sodus Board hereb













**§ 46-7. Notification regarding fire, explosion or hazardous chemical release.**

The chief of any fire department providing firefighting services for a property within this Town shall promptly notify the Code Enforcement Officer of any fire or explosion involving any structural damage, fuel burning appliance, chimney, or gas vent. The CEO shall be notified of any unauthorized release of any quantity of hazardous materials that is reportable under State or Federal Regulations.

**§ 46-8. Threats to Public Health, Safety or the Environment; Unsafe Buildings, Structures and Equipment.**

- A. All buildings or structures which are structurally unsafe, unsanitary or not provided with adequate egress, or which constitute a fire hazard or are otherwise dangerous to human life, or which, in relation to existing use, constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, are, severally, for the purpose of this section, unsafe buildings. All such unsafe buildings are hereby declared to be illegal and shall be abated by repair and rehabilitation in accordance with the procedure of this section.
- B. The CEO shall examine or cause to be examined every building or structure reported as unsafe or damaged and shall make a written record of such examination.
- C. The CEO may cause the correction, repair, remediation, or removal, or otherwise make secure, any building, structure or condition on any property that poses a threat to public health, safety or the environment, including unsafe or collapsed buildings as provided by New York Town Law §130(16), and also including any damaged, destroyed, abandoned, or vacant structure or equipment, provided:
  - i. The CEO inspects the property, and upon observing a condition that is found to be a threat to public health, safety or the environment, provides notice of such finding to the property owner and seeks corrective action by the property owner. Within thirty (30) days of receipt (or within a shorter time if specified by the CEO due to the exigency of the situation), the property owner shall deliver to the CEO a written response either: (A) committing to a schedule for corrective actions sufficient to eliminate the threat or potential threat; or (B) specifying any disagreement with the finding of the CEO. In the event the CEO is unsuccessful in obtaining sufficient corrective action by the property owner, the CEO may file a written report with the Town Clerk finding the building, structure or other condition to be unsafe or collapsed, or otherwise a threat to public health, safety or the environment.
  - ii. The CEO causes a notice to be served on the owner or one of the owner's executors, legal representatives, agents, lessees or any other person having a vested or contingent interest in same, either personally or by certified mail, addressed to the last known address, if any, of the owner or some one of the owner's executors, legal representatives, agents, lessees or other person having a vested or contingent interest in same, as shown by the records of the Receiver of Taxes and/or in the office of the Wayne County Clerk, containing a description of the property, a

statement of the particulars in which the building, structure or condition is unsafe or dangerous or otherwise a threat to public health, safety or the environment, and an order requiring same to be corrected, repaired, remediated, secured, or removed; and if such service is made by certified mail, a copy of such notice shall be posted on the property.

- iii. The notice referred to in 46-8(C)(ii) must allow the person served with such notice at least ten days to correct, repair, remediate, secure, or remove the building, structure or other condition, unless there is an imminent threat to public health or safety, in which case a shorter time period shall be allowed as may be deemed necessary by the CEO under the circumstances.
- iv. The notice referred to in 46-8(C)(ii) shall be filed in the Office of the Wayne County Clerk, which notice shall be filed by such Clerk in the same manner as a notice of pendency pursuant to Article 65 of the New York Civil Practice Law and Rules, and shall have the same effect as a notice of pendency as provided in that Article 65, except as otherwise hereinafter provided in this paragraph. A notice so filed shall be effective for a period of one year from the date of filing, provided, however that it may be vacated upon the order of a judge or justice of a court of record or upon the consent of the Town Attorney or the attorney for the Town. The Wayne County Clerk shall mark such notice and any record or docket thereof as canceled of record upon the presentation and filing of such consent or of a certified copy of such order.
- v. A hearing on the proposed correction, repair, remediation, security or removal shall be held before the Town Board, and the notice shall also specify the time and place of the hearing.

- a. At the hearing the Town Board may take testimony, and shall review the written report of the CEO. If it finds that (a) the procedure of this subdivision has been complied with; (b) the building, structure or condition poses a threat to public health, safety, welfare or the environment, including a building that is unsafe or collapsed; and (c) correction, repair, remediation, security or removal of the building, structure or condition would protect public health, safety, welfare or the environment, and would be in the public interest; it shall approve the correction, repair, remediation, security or removal of the building, structure or condition.
- b. In the event the owner fails or refuses to correct, repair, remediate, secure or remove the building, structure or condition within the time provided, and the Town Board has authorized such action as provided in 46-8(C)(v), the CEO may cause the correction, repair, remediation, security or removal of the building, structure or condition.
- c. The Town Board may, by resolution, assess all costs and expenses incurred by the Town in connection with the proceedings to correct, repair, remediate,

secure or remove, including the cost of actually correcting, repairing, remediating, securing or removing the building, structure or condition, against the property on which the building, structure or condition is located.

- D. If the CEO finds that there is actual and immediate danger of failure or collapse as to endanger life, the notice required by 46-8(C)(ii) shall also require the building, structure or portion thereof to be vacated forthwith and not reoccupied until the specified repairs and improvements are completed, inspected and approved by the CEO. The CEO shall cause to be posted at each entrance to such building a notice: "This building is unsafe, and its use or occupancy has been prohibited by the Town of Sodus Building Department." Such notice shall remain posted until the required repairs are made or demolition is completed. It shall be unlawful for any person, firm or corporation, or their agents or other servants, to remove such notice without written permission of the CEO or for any person to enter the building except for the purpose of making the required repairs or of demolishing same.
- E. In case the owner, agent or person in control cannot be found within the stated time limit, or if such owner, agent or person in control shall fail, neglect or refuse to comply with the notice to repair, rehabilitate or to demolish and remove said building or structure or portion thereof, the Town Attorney shall be advised of all the facts in the case and shall institute an appropriate action in the courts to compel compliance when authorized by the Town Board.
- F. In case of emergency which, in the opinion of the CEO, involves imminent danger to human life or health, he shall promptly cause such building, structure or portion thereof to be made safe or removed. For this purpose, he may at once enter such structure or land on which it stands, or abutting land or structure, with such assistance at such cost as may be necessary. He may vacate adjacent structures and protect the public by barricades or such other means as may be necessary, and for this purpose he may close a public or private way.
- G. The CEO or his or her authorized representative shall have the authority to disconnect a utility service or energy supplied to a building, structure, or building service equipment regulated by the Uniform Code in case of emergency where necessary to eliminate an immediate hazard to life or property. The CEO shall, whenever practicable, notify the serving utility, the owner and occupant of the building, structure, or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, structure or service equipment, in writing, of such disconnection immediately thereafter. For purposes of this Section, the term "building service equipment" shall mean the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, fire-fighting and transportation facilities essential to the occupancy of the building or structure for its designated use.

H. Costs incurred under this section shall be paid out of the Town treasury upon certificates of the CEO. Such costs shall be charged to the owner of the premises involved and shall be collected in the manner provided by law.

**§ 46-9 Operating Permit.**

- A. Requirement. Any person who proposes to undertake any of the following activities or to operate any type of the following buildings shall be required to obtain an Operating Permit prior to commencing such activity or operation.
1. manufacturing, storing, or handling hazardous materials in quantities exceeding those listed in the applicable Maximum Allowable Quantity tables found in Chapter 50 of the FCNYS;
  2. buildings, structures, facilities, processes, and/or activities that are within the scope and/or permit requirements of the chapter or section or title of the FCNYS as follows:
    - a. Chapter 22, "Combustible Dust-Producing Operations." Facilities where the operation produces combustible dust;
    - b. Chapter 24, "Flammable Finishes." Operations utilizing flammable or combustible liquids, or the application of combustible powders regulated by Chapter 24 of the FCNYS;
    - c. Chapter 25, "Fruit and Crop Ripening." Operating a fruit- or crop-ripening facility or conducting a fruit-ripening process using ethylene gas;
    - d. Chapter 26, "Fumigation and Insecticidal Fogging." Conducting fumigation or insecticidal fogging operations in buildings, structures, and spaces, except for fumigation or insecticidal fogging performed by the occupant of a detached one-family dwelling;
    - e. Chapter 31, "Tents, Temporary Special Event Structures, and Other Membrane Structures." Operating an air-supported temporary membrane structure, a temporary special event structure, or a tent where approval is required pursuant to Chapter 31 of the FCNYS;
    - f. Chapter 32, "High-Piled Combustible Storage." High-piled combustible storage facilities with more than 500 square feet (including aisles) of high-piled storage;
    - g. Chapter 34, "Tire Rebuilding and Tire Storage." Operating a facility that stores in excess of 2,500 cubic feet of scrap tires or tire byproducts or operating a tire rebuilding plant;
    - h. Chapter 35, "Welding and Other Hot Work." Performing public exhibitions and demonstrations where hot work is conducted, use of hot work, welding, or cutting

New York State Department of State  
Division of Corporations, State Records and Uniform Commercial Code  
One Commerce Plaza, 99 Washington Avenue  
Albany, NY 12231-0001  
www.dos.ny.gov

## Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County  City  Town  Village  
(Select one)

of Sodus

FILED  
STATE RECORDS  
SEP 06 2023

Local Law No. 5 of the year 2023 DEPARTMENT OF STATE

A local law Which Would Restrict the Storage and Occupancy of Recreational Vehicles or Campers in  
(Insert title)  
the Town of Sodus.

Be it enacted by the Sodus Town Board of the  
(Name of Legislative Body)

County  City  Town  Village  
(Select one)

of Sodus as follows:

See Attached

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 5 of 2023 of the (County)(City)(Town)(Village) of Town of Sodus was duly passed by the Sodus Town Board on August 8, 2023, in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer.)

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_.

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

\* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

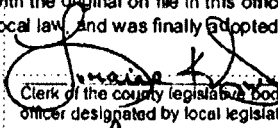
I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20\_\_\_\_, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

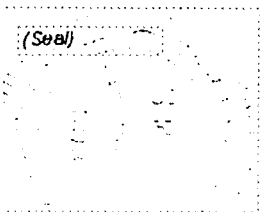
(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph \_\_\_\_\_ above.



Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: August 25, 2023



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townofso@rochester.ny.com

**AFFIDAVIT OF PUBLICATION**  
**LAKESHORE NEWS**

**WAYNE COUNTY  
LEGAL NOTICE**

**TOWN OF SODUS  
NOTICE OF PUBLIC HEARING**  
PLEASE TAKE NOTICE that,  
pursuant to Section 20 of the  
Municipal Home Rule Law, a public  
hearing will be held by the Town  
Board of the Town of Sodus on  
August 8, 2023, at 6:00 p.m. at the  
at the Sodus Town Hall, 14-16 Mill  
Street, in the Town of Sodus,  
Wayne County, New York, Wayne  
County, New York, to consider the  
enactment of Proposed Local Law  
No. 5 of 2023 of the Town of Sodus,  
which would restrict the storage and  
occupancy of recreational vehicles  
or campers in the Town of Sodus.  
All persons interested shall be  
given an opportunity to be heard.  
The Proposed Local Law No. 5 of  
2023 is available for public  
inspection during regular business  
hours at the Town Clerk's office and  
on the Town of Sodus website at  
sodusny.gov

Dated: July 20,  
2023

Lori Diver  
Sodus Town Clerk, RMC



84214dfa-2455-4156-848d-8ffa177ff08f

townofso@rochester.ny.com

**AFFIDAVIT OF PUBLICATION**  
**LAKESHORE NEWS**

State of New York,

County of, Wayne,

The undersigned is the authorized designee of LAKESHORE NEWS, a Weekly Newspaper published in Wayne County, New York. I certify that the public notice, a printed copy of which is attached hereto, was printed and published in this newspaper on the following dates:

July 26, 2023

This newspaper has been designated by the County Clerk of Wayne County, as a newspaper of record in this county, and as such, is eligible to publish such notices.

*Christina Henke Rea*

Signature

Christina Henke Rea

Printed Name

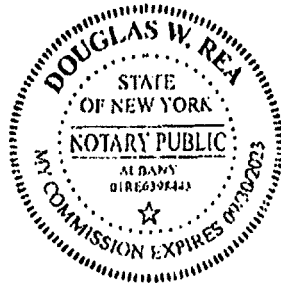
Subscribed and sworn to before me,

This 27 day of July 2023

*Douglas W. Rea*

Notary Signature

Notary Public Stamp



**TOWN OF SODUS****Proposed Local Law No. 5 of 2023****A Local Law to Regulate Recreational Vehicles and Campers**

Be it Enacted by the Town Board of the Town of Sodus as follows:

1. **Legislative Intent.** It is the intent of this Local Law to amend the Town of Sodus Code to provide more efficient regulation of recreational vehicles and campers.
2. **Authority.** This Local Law is adopted pursuant to Municipal Home Rule Law §10.
3. The Town Code of the Town of Sodus is hereby amended to add the following provisions:

**§125-1. Title.**

This chapter shall be known as the "Recreational Vehicles and Campers Law".

**§125-2. General Intent.**

It is the purpose of this chapter to promote the health, safety and general welfare of the inhabitants of the Town of Sodus by the more efficient regulation of recreational vehicles and campers.

**§125-3. Definitions.**

- A. **Camper.** A vehicle, be it self-driven or towed, with sufficient equipment to render it suitable for use as a temporary dwelling during the process of travel, recreational and vacation uses.
- B. **Occupant.** The residing of an individual overnight in a camper or recreational vehicle.
- C. **Recreational Vehicle (RV).** Any building, structure, or vehicle designed and/or used for living or sleeping and/or recreational purposes and equipped with wheels to facilitate movement from place to place, and automobiles when used for living or sleeping purposes and including pick-up coaches (campers), motorized homes, travel trailers, and camping trailers not meeting the specifications required for a manufactured home or mobile home.

**§125-4. Prohibition.**

- A. No camper or recreational vehicle shall be occupied within the Town of Sodus except in approved and permitted mobile home parks or recreational vehicle parks with the exception that the temporary occupancy by family of the owner of the real property or the invited guest of the owner of the real property upon which the recreational vehicle or camper is located shall be permitted provided that the recreational vehicle or camper not be occupied in excess of 10 days in a calendar month and in no event shall a recreational vehicle or camper be utilized as a rental unit or occupied upon a lot where there is no

existing, one, two multiple family residence other than in an approved and permitted mobile home or recreational vehicle park.

- B. No more than two campers or recreational vehicles shall be allowed, stored or maintained on any residential lot within the Town of Sodus.

**§125-5. Penalties for offenses.**

- A. Any person, firm or corporation who violates any provision of this chapter shall be subject to a fine of not less than \$50.00 nor more than \$100.00 per day. The imposition of all penalties for any violation of this chapter shall not excuse the violation or permit it to continue.
  - B. The application of the above penalty or penalties or the prosecution of the violation of the provisions of this chapter shall not be held to prevent the forced removal of the conditions prohibited by this chapter. When a violation of any of the provisions of this chapter is continuous, each 24 hours thereof shall constitute a separate and distinct violation.
  - C. The code enforcement officer for the town of Sodus or his designated agent shall have the authority to enforce this chapter.
4. **Severability.** If any provision of this Local Law is determined to be unconstitutional or invalid, the validity and enforceability of the remainder shall not be affected.
5. **Effective Date.** This Local Law shall take effect immediately upon filing with the Secretary of State.

§135-22

ZONING

§135-23

- c) Grant easements of enjoyment over the area to the lot owner.
  - d) Give the homeowners' association the right to borrow for improvements upon the security of the common areas.
  - e) Give the homeowners' association the right to suspend membership rights for nonpayment of assessment of infraction of published rules.
- 6) The life of the homeowners' association shall be perpetual; and it shall purchase insurance, shall pay taxes, shall specify in its charter and bylaws an annual homeowners' fee and provisions for assessments, and shall establish that all such charges become a lien on each property in favor of said association. The association shall have the right to proceed in accordance with all necessary legal action for the foreclosure and enforcement of liens, and it also shall have the right to commence action against any member for the collection of unpaid assessments in any court of competent jurisdiction.
- 7) The establishment of any homeowners' associations pursuant to this regulation shall be completed prior to the sale of any dwelling unit and/or lots within the development or subdivision. However, the developer shall assume all responsibilities as previously outlined for the homeowners' association until a majority of the dwelling sites are sold, at which time the homeowners' association shall automatically assume the aforementioned responsibilities.

ARTICLE VI  
Supplementary Regulations

**§135-23. Miscellaneous regulations:**

A. Home occupations.

- 1) Upon application to the Zoning Board, a home occupation will be permitted provided the following standards are complied with:
  - a) Such home occupation is one customarily carried on in a dwelling unit or in a building or other structure accessory to a dwelling unit.
  - b) Such home occupation shall be carried on by a member of the family residing in the dwelling unit.
  - c) Such home occupation is clearly incidental and secondary to the use of the dwelling unit for residential purposes.
  - d) Such home occupation conforms to the following additional conditions:

135:26

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§135-23

SODUS CODE

§135-23

1. The occupation or profession shall be carried on wholly within the principal building or within a building or other structure accessory thereto.
2. Not more than one person outside the family shall be employed in the home occupation.
3. There shall be no exterior display or storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building, except that one exterior sign no larger than two square feet in area shall be permitted. [See §135-27B(5)] [Amended 6-1-1982 by L.L. No. 1-1982]
4. No offensive traffic, noise, vibration, smoke, dust, odors, heat or glare shall be produced.

2) In particular, a home occupation includes but is not limited to the following:  
[Amended 6-1-1982 by L.L. No. 1-1982]

- a) Art studio, beauty and barbershop, tailoring and dressmaking or teaching.
- b) Professional office of a physician, dentist, lawyer, engineer, architect, real estate salesman or accountant.
- c) Carpentry, electrical and plumbing services.

**B. Excavations.**

- 1) Any proposed excavation adversely affecting natural drainage or structural safety of adjoining buildings or lands shall be prohibited. Excavations shall not create any noxious or injurious substance or condition nor cause public hazard.
- 2) In any district, excavation relating to the construction on the same lot of a building or structure for which a building permit has been issued shall be permitted. In the event that construction of the building or structure is stopped prior to completion and the building permit is allowed to expire, the premises shall immediately be cleared of any rubbish or building materials, and any excavation below existing grade shall immediately be filled in and the topsoil replaced or all such excavations shall be entirely surrounded by a substantial fence at least six feet high that will effectively block access to the area in which the excavation is located.
- 3) For excavations for soil mining, see §135-28.

**C.** Activity standards. In any district, the following standards for activities shall apply:

- 1) No offensive or objectionable vibration, odor or glare shall be noticeable at or beyond the property line.
- 2) No activity shall create a physical hazard by reason of fire, explosion, radiation or other such cause to persons or property in the same or adjacent district.
- 3) There shall be no discharge of any liquid or solid waste into any stream or body of water or any public or private disposal system or into the ground, nor any materials of such nature, as may contaminate any water supply, including groundwater supply.
- 4) There shall be no storage of any material either indoors or outdoors in such a manner that it facilitates the breeding of vermin or endangers health in any way.
- 5) The emission of smoke, fly ash or dust which can cause damage to the health of persons, animals or plant life or to other forms of property shall be prohibited.

D. Accessory buildings and uses.

- 1) Accessory buildings not attached to principal buildings shall be located no closer to the principal building than 12 feet or a distance equal to the height of such accessory building, whichever is greater. An enclosed utility building for the storage of lawn and garden equipment, not exceeding 150 square feet of floor area or more than 12 feet in height, may be erected behind the rear building line of any dwelling but not closer than five feet to any rear or side lot line, provided that such building shall not be used for any home occupation or commercial purposes nor for the storage or repair of motor vehicles. **[Amended 12-7-1977]**
- 2) In a residential district, accessory uses not enclosed in a building, including swimming pools and tennis courts, shall be erected only in the same lot as the principal structure, may not be constructed in the side or front yards of such lot, shall be distant not less than 20 feet from any lot line nor less than 10 feet from the principal structure and shall not adversely affect the character of any residential neighborhood by reason of noise or glare or safety, except that swimming pools or tennis courts may be erected in side yards, provided they comply with setback requirements.
- 3) In all districts, accessory uses, including satellite dishes, solar collector panels and energy-producing windmills, shall be erected only on the same lot as the principal structure, shall not be located in the front yard, shall be distant not less than 10 feet from any lot line and shall not adversely affect the character of any neighborhood by reason of noise, glare, safety or sight obstruction, except that a minimum setback of 50 feet shall be required from any residence. **[Amended 6-6-1985]**

- E. Corner clearance. For the purpose of minimizing traffic hazards at street intersections, on any corner lot no obstructions higher than 2 ½ feet above the adjacent top-of-curb or

Amy Kendall discussed with the Town Board the process in which the Town Board followed with the above information to get the Vernon Lemcke to clean up his property at 7441 Ridge Rd. Sodus, NY 14551. Frank Gahr shared that he seconded everything Amy handed out in the packet of information and has done as much as possible to get Lemcke to clean the property up, yet he has done nothing.

Vernon Lemcke came before the Board and shared that there is nothing he can do at this time. He has run out of financial means to clean the property and to fix it. Frank Gahr and Amy Kendall explained that there were many opportunities to do this over the last several

years but, he has not done anything to the property to fix the unsafe buildings and keeps putting more junk on the property. Lemcke offered to meet with the Code Enforcement Officer to address this situation. Amy Kendall stated over the last five years there has been no repair, no permits and no business claiming he can own the heavy equipment on the property or parking available the non-commercial property that holds all the equipment. He was informed by Kendall that this is not a commercial property or zoned as such.

Several people that attended for this public hearing spoke. Bill Bolling that lives near Kelly Rd discussed with Lemcke that there was a lot of heavy equipment that is just sitting on the property doing nothing. The equipment is a hazard to the traffic in that area. He said, "It is going to cause a bad accident." He also wanted to know why the heavy concrete cylinders were dropped off and just dumped. Lemcke claims that it is for foundation on one of his buildings to repair.

Virginia DeFisher stated that her house was in back of Mr. Lemcke. She said, "It is an eyesore." She has hoped for some improvement on Lemcke's property but, that has not happened."

Jared Laird that lives in the Village of Sodus also shared how disturbing this is to our community and the safety hazards that it has caused with all the junk and broken-down equipment parked near and on the road.

Hearing no further public comments, Councilmember Dale Pickering motioned to close the public hearing at 4:47 PM was seconded by Councilmember David LeRoy. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Motion carried.

**LEMCKE-7441 RIDGE RD**  
**RESOLUTION**  
**(09 01-2024)**

**BE IT RESOLVED**, Councilmember David LeRoy motioned to adopt resolution (09 01-2024) to resolve Frank Gahr to remediate the situation on 7441 Ridge Rd. section 46-8 of Town Law and set into place a concrete plan of action within 7 days of this resolution. This would allow Frank Gahr, Town of Sodus Code Enforcement Officer to move forward and take action as within Town and State Law permits. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Resolution Adopted.

Motion by Councilmember Dale Pickering to enter into Executive Session regarding medical, financial, credit or employment history of a particular person or corporation or relating to appointment promotion demotion discipline or removal was seconded by Councilmember David LeRoy. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Motion carried.

Time 4:50 PM

Motion by Councilmember Dale Pickering to exit out of Executive Session and to enter into Regular Session was seconded by Councilmember Don Ross. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Motion carried.

Time 5:30 PM

Councilperson Chris Tertinek motioned to hire Paulina Anderson effective immediately as Seasonal Recreation Director with a salary of \$11,127.00 for 2024 plus an additional amount of \$900.00 to be issued to Anderson from the Town of Sodus ARPA funds was seconded by Councilperson David LeRoy. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Motion carried.

Councilperson David LeRoy motioned to not have a 2<sup>nd</sup> legal newspaper was seconded by Councilperson Don Ross. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Motion carried.

Councilperson Dale Pickering motioned to adjourn the Town Board Meeting was seconded by Councilperson David LeRoy. Upon roll call the following votes were heard, Scott Johnson, aye; David LeRoy, aye; Don Ross, aye; Chris Tertinek, absent; and Dale Pickering; aye. Motion carried. 5:31 PM

Minutes Written By:

Lori K. Diver

Sodus Town Clerk, RMC



## MEETING ATTENDANCE SIGN-IN SHEET

Meeting Date: \_\_\_\_\_

Committee/Board: \_\_\_\_\_

Please print clearly your name, company name, and address clearly to assure the correct spelling is in the minutes of this meeting.

1. RAY STACY
2. Vernon Lemcke 7441 Ridge Rd. Sedus
3. Bill Belling 6380 HARVEST DR Sedus
4. Marcell Tassen Ridge Rd Wmson
5. ERWINA DONOVAN VILLAGE
6. Don Wank 6420 VANDSYCK Rd
7. Virginia Detrich 6312 Kelly Rd
8. Dortley Johnson 6856 Maple Ave Sedus
9. Cathy Carpenter Times
10. Pauline Anderson 5373 rt 88 Sedus NY 14551
11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_



**WAYNE COUNTY  
LEGAL NOTICE  
TOWN OF SODUS  
NOTICE OF HEARING**

**PLEASE TAKE NOTICE**

that a hearing will be held by the Town Board of the Town of Sodus on January 25, 2024, at 4:15 p.m. at the Sodus Town Hall, 14-16 Mill Street, in the Town of Sodus, Wayne County, New York, pursuant to Town of Sodus Law §46-8 to consider the proposed correction, repair, remediation, security or removal of unsafe buildings, structures and equipment on property located at 7441 Ridge Road in the Town of Sodus, tax map number: 070.177-00-113681. All those interested in speaking will be heard.

Dated: January 3,  
2024

By Order of the Sodus Town Board  
Lori K. Diver  
Sodus Town Clerk, RMC

**WAYUGA Printing & Publishing**  
**LAKESHORE NEWS**

Invoice #: 792f3dea  
Date: 01/03/2024

Bill To  
**Town of Sodus-Town Clerk**

**Customer Email**  
townclerk@sodusny.gov

Affidavits will be mailed or emailed (as ordered) 7 days AFTER THE  
LAST INSERTION DATE.

<b>Description</b>	<b>Publish Date</b>	<b>Amount</b>
PUBLIC	01/10/2024	\$19.73
PUBLIC	01/17/2024	\$15.12
Affidavit(eMail)	1	\$20.00
Affidavit(Mail)	0	\$0.00

Please remit checks payable to:

**Total: \$54.85**  
**Balance:**  
**\$54.85**

**WAYUGA Printing & Publishing**  
6784 Main St.  
PO Box 199  
Red Creek, NY 13143

The invoice number MUST be included on your check to ensure that your payment is applied correctly.

# 2024 County & Town Tax Bill

Wayne County - Town of Sodus

Fiscal Year: 01-01-2024 through 12-31-2024

Bill Number: 3517

Warrant Date: 12-31-2023

**Make Checks Payable To:**  
Lorraine Diver, Collector  
14-16 Mill Street  
Sodus NY 14551  
(315) 483-6934 ext 1

**To Pay in Person:**  
Monday-Friday  
9:00 am to 5:00 pm

Commercial Property Holding  
7441 Ridge Rd  
Sodus, NY 14551

Est. State Aid: County: 30440450  
Town: 35000  
Tax Map#: 70117-00-113681  
Swis Code: 544289 Sodus  
Location: 7441 Ridge Rd E  
Dimensions: 2.41 Acres  
Bank:  
Class: 312 RollSect: 1  
School: 544201 Sodus Central

**Values as of July 1, 2022:**

Full Market Value: 27,183  
Assessed Value: 19,300  
Uniform Percentage of Value: 71.00 %

**Exemption Value Full Val Est Exemption Value Full Val Est**

If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please ask your assessor for the publication: "Contesting Your Assessment in New York State" or check online at [www.tax.ny.gov](http://www.tax.ny.gov). Please note that the period for filing complaints on the above assessment has passed.

Taxing Purpose	Total Levy	% Change	Taxable Value	Rate/\$1,000	Tax Amount
County Tax	42000000	-4.50	19300.00	7.675760	148.14
Town Tax	1547762	2.80	19300.00	3.329281	64.26
Wallington fd4	35400	1.40	19300.00	1.571164	30.32
Reg Water Proj	0	0.00	0.05	31.517080	1.58

**Total Due ( by 02-02-2024 ) 244.30**

**Full Payment Penalty Schedule**

If Paid By	Penalty %	Full Int	Total Due
02-02-2024	0.00	0.00	244.30
03-04-2024	1.00	2.44	246.74
03-31-2024	2.00	4.89	249.19

**Installment Payment Penalty Schedule**

To use installment plan, 1st payment must be paid by 02-02-2024	If Paid By	1st Payment	2nd Int	2nd Payment
	02-02-2024	122.15	0.00	122.15
	03-04-2024		1.22	123.37
	03-31-2024		2.44	124.59

03-31-2024 is the last day taxes are accepted by collector.

If you wish to receive a receipt for payment of this tax bill, check this box and return the entire bill.

**2024 Wayne County - Town of Sodus**

Owner: Commercial Property Holding  
7441 Ridge Rd  
Sodus, NY 14551

Location: 7441 Ridge Rd E  
Tax Map#: 70117-00-113681

Bill #: 3517

**2nd**

Check Payment Option:	<input type="checkbox"/> 2nd Installment
Tax Amount	122.15
Penalty	
Total Paid	

**Collector's Use Only (Receipt)**

Paid By \_\_\_\_\_ Date \_\_\_\_\_ Initials \_\_\_\_\_  
Amount Paid \_\_\_\_\_ Cash or Check/CC \_\_\_\_\_

**2024 Wayne County - Town of Sodus**

Owner: Commercial Property Holding  
7441 Ridge Rd  
Sodus, NY 14551

Location: 7441 Ridge Rd E  
Tax Map#: 70117-00-113681

Bill #: 3517

**1st / Full**

Check Payment Option:	<input type="checkbox"/> Full Payment	<input type="checkbox"/> 1st Installment
Tax Amount	244.30	122.15
Penalty		Must be paid by
Total Paid		02-02-2024

**Collector's Use Only (Receipt)**


Paid By \_\_\_\_\_ Date \_\_\_\_\_ Initials \_\_\_\_\_  
Amount Paid \_\_\_\_\_ Cash or Check/CC \_\_\_\_\_



REQUEST FOR QUOTE

Removal of old bulkhead (Bilco style) door and replacing it with new metal bulkhead door at 7423 Lake Road, Sodus NY 14551. Include finish paint, locking latch and weather strip seal/s. Seal all openings that may allow water to enter. Specify warranty period. Remove all construction debris at the conclusion of work. For inspection of work site please coordinate with Sal Vittozzi at 315-576-0836.

Cancelled







**TOWN OF SODUS**  
**Abstract of Unaudited Vouchers**  
**GENERAL FUND - TOWNWIDE**

Total Claims: \$98,463.72

01/25/2024

Number 002

Voucher #	Claimant	Account #	Amount	Check	Date
25	NYSAMCC, INC DECEMBER 2024 DUES	A1110.4	60.00		
26	NYS MAGISTRATES ASSOC MAGISTRATES DUES 2024	A1110.4	155.00		
27	WAYNE COUNTY PUBLIC WORKS 43795/SIGNS	A3310.4	422.78		
28	WAYNE COUNTY HUMAN RESOURCES 2024 WORKERS COMP PREMIUM	A9040.8	11,340.00		
29	ROCHESTER AREA CONST. & HEALTH INS FEBRUARY 2024	A9060.8	4,125.00		
30	LORI K. DIVER 108 T/CLERK MILES @.67 CENTS	A1410.4	78.36		
31	ROCHESTER GAS AND ELECTRIC 2003.-1838-277/HIGHWAY BARN	A5132.4	1,193.77		
31	ROCHESTER GAS AND ELECTRIC 2002-7887-429/BEECHWOOD GARAGE	A7110.45	72.77		
31	ROCHESTER GAS AND ELECTRIC 2003-2792-853/CEMETERY	A8810.4	39.20		
32	LYONS NATIONAL BANK LATE FEE A1990.4	A1990.4	40.00		
32	LYONS NATIONAL BANK HIGHWAY GARAGE SUPPLIES	A5132.4	31.98		
32	LYONS NATIONAL BANK HIGHWAY GARAGE SUPPLIES	A5132.4	91.98		
32	LYONS NATIONAL BANK BASKETBALLS-RECREATION	A7310.4	92.95		
33	VERIZON WIRELESS 0330/DOG CONTROL OFFICER	A3510.4	31.24		
33	VERIZON WIRELESS 2859/HIGHWAY MIFI	A5132.4	-23.28		
33	VERIZON WIRELESS 4876/HIGHWAY	A5132.4	31.24		
33	VERIZON WIRELESS 0836/BEECHWOOD	A7110.45	49.14		
34	CHARTER COMMUNICATIONS 141749001011424/INTERNET	A1620.4	329.96		
34	CHARTER COMMUNICATIONS 141749001011424/2023 INTERNET A1620.4	A600	329.96		

**TOWN OF SODUS**  
**Abstract of Unaudited Vouchers**  
**GENERAL FUND - TOWNWIDE**

Total Claims: \$98,463.72

01/25/2024

Number 002

Voucher #	Claimant	Account #	Amount	Check	Date
35	ALTERNATIVE TECHNOLOGY LLC 1543/MUNICIPAL WIDE ANTI-VIRUS	A1620.4	663.00		
36	CASELLA WASTE SERVICES 1334193/BEECHWOOD GARBAGE REMOVAL	A7110.45	20.74		
37	CHARTER COMMUNICATIONS 142339301010724/DIGITAL ADAPTER	A1620.4	34.94		
37	CHARTER COMMUNICATIONS 142339301010724/DIGITAL ADAPTER A1620.4-2023	A600	35.34		
38	NY INDUSTRIES FOR THE DISABLED 1036063/CLASSIFIED SHREDDING 2023-A1620.4	A600	388.00		
39	LAKE COUNTRY DISTRIBUTING 020294/WATER	A1620.4	19.50		
41	BREWER'S SEPTIC 0144-JAN/2023-A7110.45 PORT A JOHN	A600	275.00		
41	BREWER'S SEPTIC 0144-JAN/PORT A JOHN	A7110.45	275.00		
42	SCHWAAB INC 4427062/TAX COLLECTION OFFICE SUPPLIES	A1330.4	109.50		
42	SCHWAAB INC 4441488/TOWN CLERK STAMP	A1420.4	87.50		
43	PACE WINDOWS & DOOR CORP 25754/WINDOWS-CARETAKER HOUSE 2023 A7110.48	A600	26,339.00		
44	MICHELLE DOLAN WCMA DINNER	A1110.4	35.00		
45	JAY A. DEWISPELEARE WCMA DINNER	A1110.4	35.00		
<b>Total:</b>			<b>46,809.57</b>		

**TOWN OF SODUS**  
**Abstract of Unaudited Vouchers**  
**GENERAL FUND - OUTSIDE VILLAGE**

Total Claims: \$98,463.72

01/25/2024

Number 002

Voucher #	Claimant	Account #	Amount	Check	Date
28	WAYNE COUNTY HUMAN RESOURCES 2024 WORKERS COMP PREMIUM	B9040.8	760.00		
32	LYONS NATIONAL BANK CEO - ADOBE SOFTWARE 2023 B3620.4	B600	65.44		
33	VERIZON WIRELESS 7523/CODE ENFORCEMENT	B3620.4	31.24		
40	LETTERING LOUNGE 10063/ENGINEER COPIES	B3620.4	40.00		
<b>Total:</b>			<b>896.68</b>		

**TOWN OF SODUS**  
**Abstract of Unaudited Vouchers**  
**CM1 - PARKS**

Total Claims: \$98,463.72

01/25/2024

Number 002

Voucher #	Claimant	Account #	Amount	Check	Date
2	LYONS NATIONAL BANK 06096833/CAMERAS-2023 CM1-7110.461	CM1-600	947.04		
<b>Total:</b>			947.04		

**TOWN OF SODUS**  
**Abstract of Unaudited Vouchers**  
**HIGHWAY FUND - TOWNWIDE**

Total Claims: \$98,463.72

01/25/2024

Number 002

Voucher #	Claimant	Account #	Amount	Check	Date
21	LYONS NATIONAL BANK TOOLS-FIRE 2023 DA5130.2	DA600	55.99		
21	LYONS NATIONAL BANK TOOLS-FIRE 2023 DA5130.2	DA600	759.98		
22	WAYNE COUNTY HUMAN RESOURCES 2024 WORKERS COMP PREMIUM	DA9040.8	3,516.00		
23	ROCHESTER AREA CONST. & HEALTH INSURANCE FEBRUARY 2024	DA9060.8	8,750.00		
24	ADVANCE AUTO PARTS MULTIPLE/PARTS	DA5130.4	321.18		
25	CARGILL SALT ROAD SAFETY 2909007967/SALT ICE CONTROL	DA5142.4	8,017.79		
25	CARGILL SALT ROAD SAFETY 2909057676/SALT ICE CONTROL	DA5142.4	10,535.11		
25	CARGILL SALT ROAD SAFETY 2909003306/SALT ICE CONTROL	DA5142.4	2,016.04		
26	DECKMAN OIL CO 785875/SUPPLIES	DA5130.4	1,330.49		
27	E & V ENERGY CORP 65418/DIESEL 320 GAL @ 2.999	DA5130.4	959.68		
27	E & V ENERGY CORP 60572/DIESEL 750 GAL @ 2.9790	DA5130.4	2,234.25		
28	HEIDELBERG MATERIALS NE-NY LLC 4423773/CE WINTER MIX	DA5142.4	967.16		
29	SYRACUSE SAND & GRAVEL 38400/SERVICE CHARGES	DA600	53.90		
29	SYRACUSE SAND & GRAVEL 38400/CRUSHER RUN 2023-DB5110.4	DA600	718.52		
30	WILLIAMSON AUTOMOTIVE 9411/REPAIR WORK TRUCK # 3	DA5130.4	1,354.49		
31	TORQUE AUTO 13139/PARTS	DA5130.4	141.37		
31	TORQUE AUTO 13184/PARTS	DA5130.4	53.46		
32	LUBRICATION ENGINEERS INC. IN518314/SUPPLIES	DA5130.4	183.95		
33	PAIGE EQUIPMENT 58849/PARTS	DA5130.4	10.74		

**TOWN OF SODUS**  
**Abstract of Unaudited Vouchers**  
**HIGHWAY FUND - TOWNWIDE**

Total Claims: \$98,463.72

01/25/2024

Number 002

Voucher #	Claimant	Account #	Amount	Check	Date
34	REGIONAL INTERNATIONAL CORP 022206229P/PARTS	DA5130.4	648.05		
34	REGIONAL INTERNATIONAL CORP 022206409P/PARTS	DA5130.4	380.08		
<b>Total:</b>			43,008.23		

**TOWN OF SODUS**  
**Abstract of Unaudited Vouchers**  
**HIGHWAY FUND - OUTSIDE VILLAGE**

Total Claims: \$98,463.72

01/25/2024

Number 002

Voucher #	Claimant	Account #	Amount	Check	Date
22	WAYNE COUNTY HUMAN RESOURCES 2024 WORKERS COMP PREMIUM	DB9040.8	3,516.00		
Total:			3,516.00		

**TOWN OF SODUS**  
**Abstract of Unaudited Vouchers**  
**SEWER DISTRICT**

Total Claims: \$98,463.72

01/25/2024

Number 002

Voucher #	Claimant	Account #	Amount	Check	Date
2	VILLAGE OF SODUS POINT 3140/LAKE RD SEWER DIST -CORRECTED BILL	SS1-600	1,180.16		
<b>Total:</b>			1,180.16		



**TOWN OF SODUS**  
**Abstract of Unaudited Vouchers**  
**TRUST & AGENCY**

Total Claims: \$98,463.72

01/25/2024

Number 002

Voucher #	Claimant	Account #	Amount	Check	Date
1	ROCHESTER AREA CONST. & HEALTH INSURANCE FEBRUARY 2024	TA20	1,704.49		
2	EXCELLUS HEALTH PLAN DENTAL INSURANCE FEBRUARY 2024	TA20	401.55		
Total:			2,106.04		



## **Statement of Client's Responsibilities**

(Information Statement Adopted by the New York State Bar Association)

1. The client is expected to treat the lawyer and the lawyer's staff with courtesy and consideration.
2. The client's relationship with the lawyer should be one of complete candor and the client should apprise the lawyer of all facts or circumstances of the matter being handled by the lawyer even if the client believed that those facts may be detrimental to the client's cause or unflattering to the client.
3. The client must honor the fee arrangement as agreed to with the lawyer to the extent required by law.
4. All the bills tendered to the client for services rendered pursuant to the agreed upon arrangement regarding fees and expenses should be paid when due.
5. A client who discharges the attorney and terminated the attorney-client relationship must nevertheless honor financial commitments under the agreed to arrangement regarding fees and expenses to the extent required by law.
6. Although the client should expect that his or her letters, telephone calls, emails, faxes, and other communications to the lawyer will be answered within a reasonable time, the client should recognize that the lawyer has other clients who may be equally deserving of the lawyer's time and attention.
7. The client should maintain contact with the lawyer, promptly notify the lawyer of any change in telephone number, address, email or other electronic contact information, and respond promptly to a request by the lawyer for information and cooperation.
8. The client must realize that the lawyer is required to respect only legitimate objectives of the client and that the lawyer will not advocate or propose positions that are unprofessional or contrary to law or the New York Rules of Professional Conduct.
9. The lawyer may decline to accept a matter if the lawyer has previous personal or professional commitments that will prohibit the lawyer from devoting adequate time to representing the client competently and diligently.
10. A lawyer is under no obligation to accept a client if the lawyer determines that the cause of the client is without merit, a conflict of interest would exist or a suitable working relationship with the client is not likely.

## Statement of Client's Rights

(Effective April 15, 2013 by Joint Order of the Appellate Division of the Supreme Court)

1. You are entitled to be treated with curtesy and consideration at all times by your lawyer and the other lawyers and nonlawyer personnel in your lawyer's office.
2. You are entitled to have your attorney handle your legal matter competently and diligently, in accordance with the highest standards of the profession. If you are not satisfied with how your matter is being handled, you have the right to discharge your attorney and terminate the attorney-client relationship at any time. (Court approval may be required in some matters, and your attorney may have a claim against you for the value of services rendered to you up to the point of discharge.)
3. You are entitled to your lawyer's independent professional judgement and undivided loyalty uncompromised by conflicts of interest.
4. You are entitled to be charged reasonable fees and expenses and to have your lawyer explain before or within a reasonable time after commencement of the representation how the fees and expenses will be computed and the manner and frequency of billing. You are entitled to request and receive a written itemized bill from your attorney at reasonable intervals. You may refuse to enter into any arrangement for fees and expenses that you find unsatisfactory. In the event of a fee dispute, you may have the right to seek arbitration; your attorney will provide you with the necessary information regarding arbitration in the event of a fee dispute, or upon your request.
5. You are entitled to have your questions and concerns addressed promptly and to receive a prompt reply to your letters, telephone calls, emails, faxes and other documents.
6. You are entitled to be kept reasonably informed as to the status of your matter and are entitled to have your attorney promptly comply with your reasonable request for information, including your request for copies of papers relevant to the matter. You are entitled to sufficient information to allow you to participate meaningfully in the development of your matter and make informed decisions regarding the representation.
7. You are entitled to have your legitimate objectives respected by your attorney. In particular, the decision of whether to settle your matter is your and not your lawyer's. (Court approval of a settlement is required in some matters.)
8. You have the right to privacy in your communication with your lawyer and to have your confidential information preserved by your lawyer to the extent required by law.
9. You are entitled to have your attorney conduct himself or herself ethically in accordance with the New York Rules of Professional Conduct.
10. You may not be refused representation on the basis of race, creed, color, religion, sex, sexual orientation, age, national origin or disability.

5. The parties will submit any dispute between them over fees to arbitration, pursuant to Part 137 of the Rules of the Chief Administrator of the New York Unified Court System. The Town acknowledges that it is familiar with and consent to the official written instruction and procedures for Part 137, which are available from Knauf Shaw LLP or on the Internet at the New York State Courts web site at: <http://www.courts.state.ny.us/rules/chiefadmin/137.shtml>.

6. A statement of the rights and responsibilities of the Town as a client is attached and is incorporated by reference.

**TOWN OF SODUS**

**KNAUF SHAW LLP**

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Scott Johnson, Supervisor

  
Amy K. Kendall, Partner

## AGREEMENT

This Agreement is made effective the 1<sup>st</sup> day of January 2024, between the Town of Sodus (the "Town"), 14-16 Mill St., Sodus, NY 14551, and Knauf Shaw LLP, 100 South Clinton Avenue, Suite 2600, Rochester, New York 14604. The parties agree as follows:

1. Knauf Shaw LLP shall be attorneys for the Town from January 1, 2024 to December 31, 2024.

2. The Town shall pay Knauf Shaw LLC \$1,287.50 per month for general legal representation, including matters such as advice on municipal and zoning matters, drafting and filing of laws and ordinances, attendance at Town Board meetings, negotiation of claims, assistance in SEQRA proceedings, and occasional attendance at Zoning Board of Appeals, Planning Board, and other meetings when necessary under the circumstances.

3. Representation of the Town in civil and criminal litigation (other than review of cases handled by other attorneys), zoning and planning matters (including cell towers and wind projects) for which the Town charges back services or obtains funding, major code revisions and major projects such as new water or sewer facilities, large developments, Local Waterfront Revitalization Plans or grants will be provided by Knauf Shaw LLP at the request of the Town at the rate of \$290 per hour for senior partners, \$260 per hour for junior partners, \$200 per hour for associates, and \$115 per hour for paralegals/law clerks. If a separate agreement is made for those services (such as an agreement for legal services for a Water District), it will supersede the terms of this Agreement.

4. The Town shall reimburse Knauf Shaw LLP for all of their out-of-pocket expenses and disbursements directly related to services they provide to the Town, including travel expenses, photocopying, and filing fees.

**Quote Valid for 90 days**



**Contract: NYS OGS  
032119- CONTRACT  
VCE PC69437**

**Date: 9/8/2023**

Buying agency	TOWN OF SODUS	Dealership:	ALTA CONSTRUCTION EQUIPMENT NY LLC
Contact person		Prepared By:	ANNE JACKSON
Phone:		Phone:	315-729-0747
Email:		Email:	ANNE.JACKSON@ALTG.COM
Sourcewell Product Code	C - Volvo Pricing Catalog: Wheeled Hydraulic Excavators		
<b>A. Catalog / Price Sheet Items being purchased</b>			
Quan		Unit Pr	Total
1	VOLVO EW180E	\$270,590	\$270,590
	PRICING GOOD THRU 2/15/24		
Sourcewell Machine Price:			\$270,590
Additional Discount:			-\$13,500
<b>Subtotal A:</b>			<b>\$257,090</b>
<b>B. Sourced and/or Non-Contracted Items</b>			
Quan	Description	Unit Pr	Total
1	WAIN ROY SWINGER COUPLER XLS , 60 INCH DITCH BUCKET HYD THUMB, 30 INCH	\$27,234	\$27,234
1	EXC BUCKET		\$0
1			\$0
1			\$0
1			\$0
1			\$0
1			\$0
1			\$0
1			\$0
<b>Subtotal B:</b>			<b>\$27,234</b>
<b>C. Freight / Installation / Ext Warranty / Trade-Ins / Other Allowances/ Miscellaneous Charges</b>			
Freight			\$1,000
PDI			\$1,000
COUPLER, THUMB INSTALL			\$2,500
LESS TRADE DEERE 190dw SN 31040 2009			-\$45,000
<b>Subtotal C:</b>			<b>-\$40,500</b>
Delivery Date:		<b>D. TOTAL PURCHASE PRICE (A+B+C):</b>	<b>\$243,824</b>





# OHARA MACHINERY INC.

Quality Agricultural Equipment  
 1289 Chamberlain Rd | Auburn, NY 13021  
 315-253-3203 www.oharamachinery.com

## SERVICE QUOTE - DO NOT PAY

Quote: 01-2514 PO:  
 Date: 1/18/2024 CustId: SOD300

Cust Email: townofso@rochester.rr.com  
 Phone: (315) 573-4876  
 Salesperson: Service Sales  
 User: DakotaG

Bill To:  
 Town of Sodus Highway Dept  
 Dale Pickering  
 84 Rotterdam Rd  
 Sodus, NY 14551 US

Ship To:  
 Town of Sodus Highway Dept

Opened: 1/18/2024  
 Work Order No: 01-  
 Pickup Date:  
 Unit No: 13519  
 Unit Serial: 1LV5095MKB346593  
 Unit Desc: Utility Tractor  
 Unit Meter: 0.0

Responsible Tech: MarkS  
 My Ref: 5095M/C Range  
 Delivery Date:  
 Unit Make: John Deere  
 Unit Model: 5095M  
 Unit Tag:

Quote for transmission repair.

Item	Type	Description	Qty	Tax	Price	Discount	Net Price
<b>C-Range</b>							
		Repair transmission, C-range fork and collar damaged along with gear damage in the front of the transmission.					
	SL	Customer Labor	65.0000		\$122.00		\$7,930.00
R277212	PA	JD - Thrust Washer	1.0000		\$1.96		\$1.96
R277213	PA	JD - Thrust Washer	1.0000		\$2.12		\$2.12
R277215	PA	JD - Thrust Washer	1.0000		\$2.20		\$2.20
R277216	PA	JD - Thrust Washer	1.0000		\$2.35		\$2.35
R277217	PA	JD - Thrust Washer	1.0000		\$2.47		\$2.47
R277218	PA	JD - Thrust Washer	1.0000		\$2.60		\$2.60
R277219	PA	JD - Thrust Washer	1.0000		\$2.69		\$2.69
SJ14547	PA	JD - Synchronizer	1.0000		\$387.32		\$387.32
R277177	PA	JD - Helical Gear	1.0000		\$973.28		\$973.28
R274843	PA	JD - Helical Gear	1.0000		\$735.79		\$735.79
R277170	PA	JD - Helical Gear	1.0000		\$1,134.42		\$1,134.42
R242020	PA	JD - Shift Collar	1.0000		\$186.99		\$186.99
L113217	PA	JD - Clip	1.0000		\$3.02		\$3.02
R274384	PA	JD - Shifter Rod	1.0000		\$97.61		\$97.61
SU23420	PA	JD - Fork	1.0000		\$271.58		\$271.58
P-NI	MC	Non Inventory Part	1.0000		\$1,500.00		\$1,500.00
Remark	RE	MISC.					
<b>Segment Total:</b>							<b>\$13,236.40</b>

Labor:	\$7,930.00
Parts:	\$3,806.40
Misc Charges:	\$1,500.00

Totals

2011 JD 5095 M

