

TOWN OF SODUS ZONING BOARD

October 23, 2023

PRESENT

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

ABSENT

GUESTS

Chris Tertinek
Gary Skuse
Claire McCabe
Thorne VanDerBroek
James DeNeef
Richard Vanderlinde
Terry Reynolds
Connie Reynolds

Chairman David Johnson took attendance. All members were present.

Chairman Johnson called the public meeting to order at 7:00PM. A motion was made by Kim Buell to approve the minutes from the previous meeting. Motion seconded by John Hayslip. All were in favor. Motion carried.

The Chairman asked applicant #1693, Clair McCabe to come forward. Mrs. McCabe explained to the Board that she and her husband were hoping to build a 1600sf permanent residence to replace the existing seasonal cabin located at 5529 Centenary Shores Rd. She is asking for an area variance to build the new residence 65' from the shoreline where 75' is required. The variance is needed in order to keep the new build from the power lines that run through the property. The previous Zoning Board meeting in September granted Mrs. McCabe an area variance on the property located west at 5527 to build a 25' x 32' garage. The parcel is only 53' wide and with the Zoning Board recommendation, Mrs. McCabe had the two locations merged to make one larger parcel. The new residence would be 15' further back from the shoreline than the existing cabin and further back than the neighboring homes. After some discussion, John Hayslip made a motion to approve the application. Kim Buell seconded the motion. All were in favor. Motion passed.

The Chairman asked applicant #1692, Thorne VanDerBroek to come forward and discuss his request for a special use permit. Mr. VanDerBroek explained his intentions to build self-storage units on a vacant agricultural parcel of .69 acres, located on McMullen Road. Foundation, grading and drainage packets were given to the Board, along with plot and building plans. The property abuts wet lands. The Chairman asked if any neighbors were present. James DeNeef expressed his concern with the traffic and noise at all hours, that a commercial building would bring to McMullen Road. Terry Reynolds expressed his concerns about water runoff

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and snow removal creating more drainage issues for neighboring properties. Richard Vanderlinde expressed his concerns of having a commercial building next to agricultural residences. He added that the only traffic currently on that road is from the people who live there and the character of the neighborhood would be impacted.

The Chairman and Zoning Board Members acknowledged that the project would make an undesirable change in the character of the neighborhood and may cause detriment to nearby properties. The alternative to needing a special use permit would be to build the storage units on a commercially zoned property. The request is not substantial or warranted and could create an impact on future physical and environmental conditions. John Hayslip made a motion to approve the application as submitted. Seconded by James Russell. All nay. The application was denied.

Chairman Johnson closed the public meeting at 7:23.

The Chairman asked if there were any other topics that need to be discussed. John Hayslip asked that the ZBA start looking into the permitted uses table and current zoning that may need to be reformed to protect from granting special use permits to on commercially zoned areas. James Russell in agreement, addressed the corrections to the zoning map that were made and needed to be finalized with the Town Board. A Motion was made by John Hayslip to adjourn. Motion seconded by David Johnson. All were in favor.

The Chairman adjourned at 7:33PM

Respectfully submitted by,
Chandra Jensen
Zoning Board Secretary