

TOWN OF SODUS ZONING BOARD

October 25th, 2021

PRESENT

Steven Zonneville-Chair
Don Buchwald
Kim Buell
James Russell
John Hayslip

ABSENT

Sal Vittozzi Ad-Hoc
David Johnson Ad-Hoc

GUESTS

Chris Tertinek
Timothy Vollinger
Nicholas Genaro
Katarina Genaro
Gail Bastian
Phil Juliano

Chairman Zonneville called the public meeting to order at 7:00PM. 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.

Chairman Zonneville asked for applicant #1545 to come forward. Tim Voellinger with Green Land Surveying and Nicholas Genaro came forward to represent Phillip Juliano of Juliano's Auto Parts. Mr. Juliano was also present. Blueprints were submitted to the Board showing the future subdivision located at 4743 State Route 14. Mr. Voellinger explained that an area variance from the ZBA is needed before finalization of the subdivision. The 2.11 acre lot to be retained would have 250' of road frontage, where 300' is required. The required road frontage would only leave 16' from the property line to the existing businesses main building. The surveyor thought it was more necessary to keep a building setback of 50' than it would be to keep the required road frontage. The parcel would also have a depth of 345' to make the mandatory 2 acre lot.

After some discussion John Hayslip made a motion to approve the application for an area variance. Don Buchwald seconded the motion. All were in favor. Motion carried.

Having no further business, Kim Buell made a motion to adjourn. James Russell seconded the motion. All were in favor. Motion carried. The meeting was adjourned at 7:08 PM.

Respectfully submitted by,

Chandra Jensen
Zoning Board Secretary