

TOWN OF SODUS ZONING BOARD
November 22nd, 2021

PRESENT

John Hayslip-Vice Chair
Don Buchwald
Kim Buell
James Russell
David Johnson Ad-Hoc
Sal Vittozzi Ad-Hoc

ABSENT

Steven Zonneville-Chair

GUESTS

Scott Johnson
Jennifer Franks
Dani Franks
Jennifer Campbell
Loretta Wiley
Pamela Heald
Steven Heald
Ron Baker
Dave Doyle

In the absence of Chairman Zonneville, Vice Chairman John Hayslip 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 James Russell. All were in favor. Motion carried.

John Hayslip asked for applicant #1542 to come forward. Steven Heald handed out survey maps and explained his plans to run a small event venue at 7572 School Street. Mr. Heald explained that he has purchased the property to preserve it and keep the land use to a minimum as it is adjacent to his residence. He would like to have small events in the building, like baby showers, and occasionally allow overnight stays. The events would have an allowed parking for up to 23 cars. The Building is a 5 bedroom 3 bath with central air and natural gas. The building also has a full basement, 200amp electrical service, backup generator and is on Town water. The septic system passed inspection and new fire alarms have been installed.

John Hayslip asked if the fire detectors were hard wired. Mr. Heald said that he was looking into it. James Russell asked about the parking and if it was going to be in the grass. Mr. Heald replied that the parking was in the grass and the driveway, and that he has plans to widen the gravel drive to make better parking spaces. John Hayslip asked if there were going to be any changes to the outside of the building. Mr. Heald explained that he was going to keep the character of the building and only do some landscaping. He also said he needed to repair the stone front porch. The building was once called the Palace Hotel and he will be naming the new venue The Palace Hotel Events. James Russell asked if the building had handicap accessibility to the second floor. Mr. Heald explained that there are two staircases that access the second floor, but there will not be events held on the second floor.

Don Buchwald made a motion to accept the special use permit with the condition that the building has hard wired smoke detectors installed.

James Russell seconded the motion. All were in favor. Motion carried.

John Hayslip asked applicant # 1553 to come forward. Jennifer Franks of 4575 Sebring Road approached the board asking for an area variance for a 24' x 24' pole barn garage with a 10' x 24' lean-to off the west side. The lean-to puts the pole barn 15' from the west property line where 50' is required.

David Johnson asked if there were any concerns with an active orchard and spraying operations being that close to the structure. Mrs. Franks respond that she was asking for a 15' variance to be safe and does not think the build would take up the entire area. David Johnson asked Mrs. Franks

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why the new build was confined to that area. Mrs. Franks explained that the property has a tendency to stay very wet and that location is the driest placement for the build. John Hayslip agreed with Mrs. Franks after his earlier inspection of the property. Mrs. Franks added that she would still have to have a place for the well, septic system and leach fields.

John Hayslip asked Mrs. Franks if there were any argument to overlapping the pole barn with the home by 10' and building the lean to off the back instead of the side. Mrs. Franks said that was fine. This would make a 25' set back at the least.

John Hayslip asked if there were any concerns with the neighbors. Jennifer Campbell expressed concern for the flooding of her own driveway. Mrs. Franks explained that the highway department has evaluated the property and driveway. A covert pipe was placed mid driveway and she will continue to work with Lancaster excavating to build up the land, improve the drainage, and monitor flooding of the property.

A motion to accept the application for a 25' setback with corrections to the build layout was made by Don Buchwald. The motion was seconded by James Russell. All were in favor. Motion carried.

John Hayslip asked for applicant #1559 to come forward. Daniel Doyle of 6073 Snyder Road came forward for his request to build a 70' x 75' pole barn 40' from the road front where a 50' setback is required. The barn will be used for cows and is intended to keep the manure from washing into the nearby creek. The proposed building will be in line with an existing building that an area variance was granted to, for the same front setback.

John Hayslip asked if there were any concerns form the neighbors. Ron Baker expressed to the Board that he has no problem with the new building. He went on to say that when Mr. Doyle builds something he does it right.

After some discussion a motion was made by Kim Buell to accept the application. The motion was seconded by James Russell. 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 7:27 PM.

Respectfully submitted by,

Chandra Jensen
Zoning Board Secretary