

**TOWN OF SODUS ZONING BOARD**  
**February 27, 2023**

PRESENT

David Johnson - Chair  
Kim Buell  
John Hayslip  
Ray Stacy – Ad Hoc

ABSENT

Don Buchwald – Ad-Hoc  
Sal Vittozzi  
James Russell

GUESTS

Doug Riter  
Jan Ferry-Axman  
John Dempsey  
David Fitch  
Steven Smith  
Annette Dunn  
Wayne Mulhair

Chairman David Johnson took attendance. James Russell, Sal Vittozzi and Don Buchwald were absent. A motion was made by John Hayslip to put Ray Stacy in as Ad-Hoc for Sal Vittozzi. Motion was seconded by Kim Buell. All were in favor, motion passed.

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

Chairman Johnson asked the members of the Zoning Board if the proceeding applications have need for an environmental review. Negative declaration of environmental impact for both applications.

The Chairman asked applicant #1629, John Dempsey of 7306 Sprongs Bluff to come forward with his application for an area variance. Mr. Dempsey explained his proposal to build an addition to his existing cabin. The cabin is currently with out water or septic and is only intended for seasonal use. Mr. Dempsey said that the building is currently used as an art studio and storage and he would like to build the 24' x 34' addition so that it could be used year-round. John Hayslip asked if the requested 5' area variance was intended for the east side or the back lot line. Mr. Dempsey explained that a 5' variance is needed for the back property line and he would he would still be within the side setback of 15'to the east. The Chairman asked Mr. Dempsey why he could not shift the building to meet the setbacks. Mr. Dempsey explained that building the addition closer to the road would disturb the sightline of his cabin with neighboring residences. Chairman Johnson asked if Mr. Dempsey would be installing a septic system. Mr. Dempsey informed the Board that there is not enough room on the lot to have a septic system and that he was looking into alternative options. After deliberation by the Board, a motion to shorten the addition to 32' x 24' and move the build 3' closer to the road making the area variance 10' instead of 5' when 15' is required, was made by Kim Buell. John Hayslip seconded the motion. All were in favor. Motion carried.

The Chairman asked forward applicant #1635 to come forward. Jan Ferry-Axman addressed the Board to discuss her request for an area variance to build a 25' x 12' front room addition 30' from the road where 50' is required. She explained to the Board that she and her architect considered other options, but building on the back would interfere with the septic and the sides are too close to neighboring residences. After hearing some concerns by the neighbors, the Board came to the conclusion that the addition would put Ferry-Axman's cabin in line with neighboring cabins that are set back further than hers. A motion to approve the application was made by John Hayslip and seconded by Ray Stacy. All were in favor. Motion carried.

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The public meeting was closed by the chairman. A motion was made to name a Vice Chairman that could run the meeting in the absence of David Johnson. After some deliberation a motion was made naming John Hayslip as Vice Chairman. Kim Buell seconded the motion. All were in favor. Motion Carried.

Having no further business, a motion to adjourn was made by John Hayslip. Motion seconded by Kim Buell. All were in favor. Motion carried.

The Chairman adjourned at 8:15PM

Respectfully submitted by,  
Chandra Jensen  
Zoning Board Secretary