

**TOWN OF SODUS ZONING BOARD**  
**April 25<sup>th</sup>, 2022**

PRESENT

Steven Zonneville-Chair  
John Hayslip-Vice Chair  
Kim Buell  
James Russell  
David Johnson Ad-Hoc

ABSENT

Don Buchwald  
Sal Vittozzi Ad-Hoc

GUESTS

Samuel A. Simone  
Chris Tertinek  
Timothy Rowfurs  
Lori Lancaster  
Duane Lancaster  
Shawn Erbland  
Tim King  
Bruce Beal  
David Fitch

Chairman Zonneville called the public meeting to order at 7:00PM. David Johnson was placed in the absence of Don Buchwald. A motion was made by James Russell to approve the minutes from the previous meeting. Motion seconded by Dave Johnson. All were in favor. Motion carried.

The Chairman called forward applicant Lori Lancaster to discuss the conditions that had previously been placed on a special use permit issued for the Lancaster Tank Washing Station located at 8364 Brick Church Road. On March 22, 2021 the Zoning Board approved the special use permit with the following conditions:

1. Hours of operation Monday – Friday 7AM – 5PM with emergency exceptions on the weekends.
2. Signage posted stating no idling, no overnight parking.
3. A locked security fence.
4. Landscaping that blocks the view of operations from the road.
5. Parking limited to the East side of the building in the rear.

Lori Lancaster explained to the Board that the parking was recorded incorrectly. That parking is on the South side of the building. Code Enforcement Officer Craig Schwartz told the board that he had visited the washing station and the parking should be amended on the special use permit. A motion was made by John Hayslip and seconded by James Russel. All were in favor of the amendment.

Mrs. Lancaster went on to say that the issue with having a locked security gate is the need for her brother-in-law to open the gate due to his need for a wheelchair. Steve Zonneville asked if a drop arm gate or sliding gate could be an option. Mrs. Lancaster said she has been researching other options that are less expensive. She explained that the appropriate signage has been displayed and problems with trucks idling overnight had been corrected. The idling problem had been due to extremely cold weather over the winter and the driver of the truck is permitted by NYS law to keep the truck running in those conditions. Since the winter there have been no problems with idling and she asked the Board why a gate or security fence were even necessary.

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John Hayslip explained that it would be to protect from vandalism. Mrs. Lancaster responded that her business would be liable for any theft or vandalism and that fences and gates are not being used at nearby businesses without difficulty. Mrs. Lancaster added that having a fence and gate would actually add to the problem by keeping trucks from pulling into the property to drop off tanks and would misdirect the trucks to parking on the side of the road.

James Russell asked if there were any concerns from the neighbors. Bruce Neil addressed concerns with the after-hours traffic and idling. Mrs. Lancaster ensured that the problem was limited to an incident over the winter and has not happened since. She went on to tell the Board that her business only services up to ten trucks daily and there is no excess generation of traffic. David Johnson added that Route 14 is a busy state highway and currently the route trucks use to get to the wash station. Traffic increase would not be noticeable.

John Hayslip asked Mrs. Lancaster what time frame she would seem fit to have the landscaping finished for the washing station. Mrs. Lancaster told the Board she would need at least two months.

A motion was made by Kim Buell to review the landscape plan in six months. Completion of landscape plan to be reviewed by the Zoning Board October 24<sup>th</sup>, 2022.

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

A motion was made by James Russell to amend the special use permit issued for the Lancaster tank washing station as follows:

1. Hours of operation Monday – Friday 7AM – 5PM with emergency exceptions on the weekends.
2. Signage posted stating no idling, no overnight or street parking to be enforced by local law enforcement.
3. Parking limited to the South side of the building in the rear.

The motion was seconded by John Hayslip. All were in favor. Motion carried.

The Chairman asked for the next applicant to come forward. Application #1576 made by Ken Kephart, representing Cook Properties of Oakwood Estates Mobile Home Park, at 6023 Ridge Road came forward.

Mr. Kephart handed out a visual layout of the existing park and explained his plans to add 7 new mobile homes on existing sites. The Park had a previous permission to have 129 mobile home units and are currently at 110 units. All utility hookups presently exist.

After review, a motion was made by John Hayslip to approve an area variance to place mobile homes with no less than 23' between units while still keeping a uniform aesthetic. The motion was seconded by David Johnson. All were in favor. Motion carried.

Applicant #1581 to use shipping containers as storage buildings by Juan Carbajal of 7825 Ridge Road, was not in attendance. The appeal for variance was denied.

The Chairman asked Shawn Erbland of 6160 Ridge Road to come forward with his application to run a small engine repair shop from his home, application #1579. Mr. Erbland answered the Board's questions stating that the shop would be located in his 24' x 24' garage and storage would be in the same. Mr. Erbland went on to say that he does not have a customer base, but hopes to after a year or two. The noise will not be a problem as he will not be testing

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machines or using power tools after 8PM and has no intention of being a retail. The scrap and waste from machines and parts will be recycled and brought to the correct facilities for disposal.

James Russell made a motion to accept the application with the conditions that no machine storage be outside the garage or visible from the road and all operations end at 8PM. Kim Buell seconded the motion. All were in Favor. Motion Carried.

The Chairman asked the last application of the night to come forward. Sam Simone of Simone Properties Mobile Home Park at 5472 Route 104 approached with application #1584 to place a mobile home 10' from the property line where 100' is required. Mr. Simone explained to the Board that after remeasuring and understanding the setback code. He needed the measurement to be taken from the side of the mobile home that is adjacent to the Williamson Flying Club runway. That measurement is 95' not 10'.

Kim Buell made a motion to accept the application with an area variance for 95' where 100' is required. Motion was seconded by Dave Johnson. All were in favor. Motion carried.

The Chairman made a motion to adjourn at 8:14PM. Motion seconded by Dave Johnson. All were in favor. Motion carried.

Respectfully submitted by,  
Chandra Jensen  
Zoning Board Secretary