

**TOWN OF SODUS ZONING BOARD**  
**April 26<sup>th</sup>, 2021**

**PRESENT**

Steven Zonneville-Chair  
David Johnson Ad-Hoc  
Sal Vittozzi Ad-Hoc  
John Hayslip

**ABSENT**

James Russell  
Don Buchwald  
Kim Buell

**GUESTS**

Scott Johnson  
Rachel Hoven  
Kevin Kincaid  
Cindy Kincaid  
Amy Neirtit  
Craig Cuvleir  
Don Howell  
Diane Dennie  
David Dennie  
Eric Fulkerson

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

Application # 1508 by MV Storage LLC to acquire a special use permit was brought forward by the Chairman. A motion was made by John Hayslip for Type II SEQR. Motion seconded by Steve Zonneville. Motion carried.

Mike Casey presented his site plans for building a mini storage building and a boat storage building at 8606 Ridge Road. The property has an existing 30' x 105' mini storage unit. The first proposed building would be a 30' x 120' mini storage that lines up to the existing building evenly on the north end facing the road. A proposed security fence would then run around the two buildings with a sliding gate. The second proposed building would be an 85' x 120' boat storage set back 500' from the center line on the back half of the property. The boat storage will also be gated. The existing mini storage building was built short of the 50' road front setback and Mr. Casey would like to keep the proposed building at the same distance. The rear setback would also be 40' where a 50' setback is required.

David Johnson stated that the land, although close to being in a hamlet, was zoned agriculturally and the project would require a use variance as well as an area variance. He also pointed out that the site plan showed a portion of the new building on top an easement belonging to Craig Cuvelier.

The Chairman asked if any neighbors had concerns. Craig Cuvelier addressed the Board explaining that the easement used to be a road known as Grange Avenue. The road is now a 60' right of way leading to the entry of his storage building at 8604 Ridge Road. Mr. Cuvelier added that when the existing storage building was constructed, there was no meeting. The water runoff and drainage issues from the first build need to be discussed and a plan set in motion before a second structure is built.

David Johnson asked Mr. Casey why the existing pad on the west side of the proposed driveway is not being utilized for the new mini storage, where there is at least 75' to build on. With the property totaling 38.38 acres he would not need Board approval if he moved the build to the west. Mr. Casey responded that the current owner of the property is under contract. The plans are in place to keep the buildings on one side of the proposed driveway in order to keep both fenced and gated together.

John Hayslip made a motion to table the discussion until the Planning Board could review the site plans. Sal Vittozzi seconded the motion. All aye. Motion carried.

The Chairman asked Diane Dennie to come forward with application #1507, to keep chickens on her residential property of less than four acres at 6395 Peoples Road. Mrs. Dennie addressed the Board with photographs and explained that her daughter could not keep the chickens and had to give them up. She explained that the neighbors are not bothered by them. She went on to say that she is currently working on the coop and better living conditions for the chickens, and if granted permission to keep them would be constructing a better coop. Sal Vittozzi asked Mrs. Dennie how many chickens she currently

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has, and if there is a rooster. Mrs. Dennie replied that there are 14 chickens in total. Two of the birds are roosters, but only one can crow. The birds are Bantam show chickens, a smaller variety. She explained that there is debris in the yard, but it is building material for a new coop. She plans on saving the materials until she knows she will be permitted to keep the chickens.

After further discussion a motion was made by John Hayslip to approve the application for use variance and seconded by Sal Vittozzi. All were opposed. The motion was denied.

Chairman Zonneville asked Applicant #1511 to approach. Rachel Hoven came in place of her fiancé Brandon Cooper of 8271 Ridge Road. She presented her request for a use variance in order to raise guinea fowl with less than four acres of industrial commercial property. Ms. Hoven expressed to the Board that guinea fowl are loud birds. She had talked to some of the neighbors and told them her plans to have the birds. Ms. Hoven told the Board if the neighbors complain that the birds are too loud she would have to get rid of them. Her plan is to build a 9' high three walled peach with a roof, for the guinea fowl to roost in at night, keeping dry and away from predators. She would like to keep the fowl free range and train them to stay out of the road. The North and West sides of the property are against the security fence of Nanko Foods Inc. but the other sides of the property are not contained.

John Hayslip asked how she plans on keeping the birds out of the Road. Ms. Hoven replied that she was going to train them and had no plan of installing a fence.

The Chairman asked how many she is planning on having if approved. Ms. Hoven replied she would only have six at first but if it went well she may acquire another six. Chairman Zonneville asked what the purpose of the guinea fowl would be. Ms. Hoven replied that they are pest control. She went on to say that the birds eat vermin and insects out of the yard, especially ticks.

Chairman Zonneville asked if there were any concerns from the neighbors. No neighbors voiced any concerns. John Hayslip motioned that the application be changed to a special use permit including the conditions of a fence containing the guinea fowl from the road. If the conditions are not met the application will be revisited. The motion was seconded by David Johnson. All were in favor. Motion carried.

The Chairman asked forward application #1512 for an area variance by Donald Howell of 6355 Harvest Drive. Mr. Howell addressed the Board explaining that he wants to place an 8' x 12' prefabricated shed 7' from the property line where a 15' setback is required. The shed would be used for extra seasonal storage.

After the board reviewed the proposal Chairman Zonneville asked if there were any neighbors concerns. No neighbors were present. Mr. Howell added that he had talked to the neighbor the shed would be closest to and he was not opposed.

A motion was made by David Johnson to approve the application and seconded by John Hayslip. All were in favor. Motion approved.

The Chairman asked applicant # 1513 to come forward. Amy Neirtit approached the Board to explain her application for an area variance allowing her to rebuild a waterfront home 20' from the road where a 50' setback is required at 6698 Briscoe Cove Road. She went on to explain that she was demolishing the existing home and only keeping the garage, then rebuilding a new home. She had concerns building the new home in the footprint of the old one due to the ongoing coastal erosion. Ms. Neirtit expressed wanting more of a yard to enjoy and would need to start making steps toward coastal erosion revetments to preserve the land she still has. The Chairman asked the neighbors if any neighbors had concerns. Kevin and Cindy Kincaid were present and after clarification on the proposed project had no objections.

John Hayslip made a motion to move the home west by 25' closer to the road. The motion was seconded by Steve Zonneville. All were in favor. Motion approved.

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Having no further business, Sal Vittozzi made a motion to adjourn. David Johnson seconded the motion. All were in favor. Motion carried. The meeting was adjourned at 7:58PM.

Respectfully submitted by,

Chandra Jensen  
Zoning Board Secretary