

## TOWN OF SODUS ZONING BOARD

June 26, 2023

### PRESENT

Kim Buell - Member  
John Hayslip - Vice Chair  
Sal Vittozzi - Member  
James Russell - Member

### ABSENT

David Johnson - Chair  
Ray Stacy - Ad Hoc

### GUESTS

Sam McCarty  
Elizabeth McCarty

The meeting was opened by Vice Chairman John Hayslip, in the absence of Chairman Johnson. Public meeting called to order at 7:00PM. A motion was made by Jim Russell to approve the minutes from the previous meeting. Motion seconded by Kim Buell. All were in favor. Motion carried.

John Hayslip asked the members of the Zoning Board if the proceeding application have need for an environmental review. Negative declaration of environmental impact was declared.

John Hayslip asked applicant #1672, Samuel McCarty to come forward. Mr. McCarty provided the Zoning Board with building plans and explained his need for an area variance. The proposed building will be 650sf of habitable floor area where 750sf is required by Town of Sodus Code. Mr. McCarty is a mason and purchased the 4.20-acre property located at 5663 Ridge Road in 2020. He has been clearing a site intended for building on. Mr. McCarty designed a block-built home at 650sf Miscalculating the building wall area instead of the floor area to meet the code. He would like to construct the building at 650sf in order to install all the main utilities. An additional 16' x 20' bedroom will be bult onto the main structure at a later date. Mr. McCarty could not make the requirement by building a basement because the property tends to stay saturated in areas. He wants to have the main build finished by the end of 2024.

After deliberation, The Zoning Board decided to make a decision. Kim Buell made a motion to accept the application as presented. Jim Russel seconded the motion. All were in favor. Motion passed.

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

The Vice Chairman adjourned at 7:14PM

Respectfully submitted by,  
Chandra Jensen  
Zoning Board Secretary