

TOWN OF SODUS ZONING BOARD

June 28th, 2021

PRESENT

Steven Zonneville-Chair
John Hayslip
Don Buchwald
David Johnson Ad-Hoc

ABSENT

Sal Vittozzi Ad-Hoc
James Russell
Kim Buell

GUESTS

John Graziose
Alan Davidson
Craig Cuvelier
Heather Clemens
Mary Quinn
James Vanthof
Matt Crider

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

Chairman Zonneville asked MV Storage LLC, application #1508, to come forward. James Vanthof represented MV Storage requesting a use variance to build an 85' x 120' boat storage building and area variance to build a 30' x 120' mini storage building at the property currently owned by Jim Hopkins at 8606 Ridge Road. The plans show the mini storage building atop the easement of a storage building owned by Craig Cuvelier. Mr. Vanthof expressed his frustration with the situation and explained that he needed the current property owner and Mr. Cuvelier to agree on the plans for a new easement and other issues before moving forward.

David Johnson suggested that a signed agreement be negotiated before an area variance could be issued for the mini storage building. John Hayslip also suggested a plan be made for drainage and storm water runoff.

Mr. Cuvelier explained that he did not want the mini storage building to be built without addressing concerns over the easement and drainage issues. Mr. Vanthof told the Zoning Board that he has been trying to come to a resolution with the Jim Hopkins and Craig Cuvelier and had no direct meetings with either person. No issues had been resolved.

Steve Zonneville asked for a motion to table the application until all parties involved had come to a resolution. James Vanthof asked to establish in writing, what the Zoning Board needed for review, before the next meeting. The Board agreed to have a list of conditions prepared for Mr. Vanthof.

John Hayslip seconded the motion to table. All aye. Motion carried.

Chairman Zonneville asked Makenna Mckee to come forward with application #1521 for a use variance to own a horse. Ms. Mckee was not present. The Chairman asked for a motion to table this application. Don Buchwald made a motion. Dave Johnson seconded the motion. Motion Carried.

Chairman Zonneville asked Gerber Homes, application #1522 to come forward. John Graziose represented Gerber Homes requesting an area variance to build a new home that would not be within the road front setback at 7232 Eagles Nest Circle.

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Mr. Graziose presented drawings to the board that showed plans to build a 2 story 1693sf home on a 9351sf parcel of land. Mr. Graziose explained that he had recently divided the original lot to separate a detention pond from the buildable land. The original lot was 28520sf. The detention pond and 19169sf are to be conveyed to The Town of Sodus. Mr. Graziose added that because the lot is small he wants to build a 2 story home with a narrow foot print to keep the new home the furthest from the adjacent homes. Mr. Graziose said he had touched base with some of the neighbors about the plans and some of them came to the meeting.

Chairman Zonneville asked the neighbors if they had any issues. Heather Clemens of 7234 Eagles Nest Circle addressed the board to object to the build. She told the board that she owns the home to the North of the proposed build. The lot is too small to build on at .215 acres. People who have built homes on The Fairways subdivision have also purchased and merged adjacent lots, in order to give themselves and neighbors more space from each other. This lot has no other land that it can be merged with. Ms. Clemens went on to say that the driveways will have an odd placement on the cul-de-sac. The other homes surrounding the new build are one story buildings and this new build will not conform to the look of the neighborhood. Ms. Clemens then submitted a letter from neighbor Bonny Bonin of 7636 Fairway Drive. Ms. Bonin wrote that she objects to the build expressing that it would diminish the inherent nature of the neighborhood. Neighbor Matt Crider was also in attendance to object to the build stating that it would set precedence for more 2 story homes, which do not conform to the neighborhood.

Steve Zonneville imparted that the Zoning Board has no jurisdiction over the architectural layout of the home. John Hayslip asked Mr. Graziose why he didn't want to move the house to the rear property line, keeping the required setback in the front and sides. Mr. Graziose said he had no problem doing so.

John Hayslip made a motion to approve the area variance at 15' from the rear setback moving the proposed home closer to the golf course. The motion was seconded by David Johnson. Steve Zonneville aye. David Johnson aye. John Hayslip aye. Don Buchwald nay. Motion carried.

Having no further business, Don Buchwald 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