

TOWN OF SODUS ZONING BOARD

July 31, 2023

PRESENT

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

ABSENT

Sal Vittozzi - Member
James Russell - Member

GUESTS

James Chittenden
Kerry Rehman

The meeting was opened by Chairman Dave Johnson. Public meeting called to order at 7:00PM. A motion was made by Kim Buell to place Ray Stacey in the absence of Sal Vittozzi. Motion seconded by John Hayslip. All were in favor. Motion carried.

A motion to approve the minutes from the previous meeting was made by John Hayslip. Motion seconded by Kim Buell. All were in favor. Motion carried.

The Chairman asked the members of the Zoning Board if the proceeding application need an environmental review. Negative declaration of environmental impact was declared.

The Chairman asked applicant #1673 to come forward. James Chittenden of 8683 Ridge Road explained to the Zoning Board that he would like to operate a marine and auto repair and sales from his residence. Mr. Chittenden explained to the Board that he works as a mechanic for Sodus School district and has time in the summer to work on motor vehicles as a side business part time. There is a 36' x 48' barn on the property that Mr. Chittenden uses as a shop and to store his boat. Little to no outside noise is produced due to the work being done indoors. Mr. Chittenden also asked the board for permission to sell cars from his property. He explained that most of his sales are done online. He has lived at his current residence for over two years and has never had any concerns from the neighbors. Attending neighbor Kerry Rehman was present and in favor of Mr. Chittenden's home occupation.

After further discussion, The Zoning Board decided to make a decision. John Hayslip made a motion to make the application a special use permit, limiting the number of vehicles on the property to 5, including auto and marine. Kim Buell seconded the motion. All were in favor. Motion passed.

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 7:15PM

Respectfully submitted by,
Chandra Jensen
Zoning Board Secretary