

## TOWN OF SODUS ZONING BOARD

September 25, 2023

### PRESENT

John Hayslip - Vice Chair  
Ray Stacy - Ad Hoc  
Sal Vittozzi - Member  
James Russell – Member  
Kim Buell - Member

### ABSENT

David Johnson - Chair

### GUESTS

Chris Tertineck  
Dave Ellis  
Pam Ellis  
Claire McCabe  
John Grazioso  
Karen Cappon  
Doug Cappon

The meeting was opened by Vice Chairman John Hayslip in the absence of Dave Johnson. Public meeting called to order at 7:00PM. 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 #1687 to come forward. Applicant Robert Cappon of 5315 Contant Shores was accompanied by John Grazioso of Gerber Homes. Mr. Grazioso presented large scale building plans to the Board and explained Mr. Cappons intentions to obtain an area variance for a 65' waterfront setback where 75' is required. The area variance would allow for the northern facing porch to be built over the setback. The depth of the house being 58'6" from north to south and the width being 48' x 4" east to west. The builder and architect positioned the home to be at a safe distance from the existing power lines with room to potentially build an attached garage.

The Vice Chairman asked if any neighbors were present to voice their concerns. David Ellis of 5333 Contant Shores addressed the Board with his expressing his apprehension of the build because of the coastal erosion within the last 10 years and the need for a revetment on Mr. Cappons property. Mr. Cappon assured that he was looking into grants and state help to retain the shoreline. Mr. Grazioso conveyed that the D.E.C. had given the project permission to build in the coastal erosion hazard area after an inspection. A letter had been submitted to the Code Enforcement on Mr. Cappons behalf.

After discussion the Vice Chairman asked for a vote. James Russell made a motion to accept the application. Kim Buell seconded the motion. All were in favor. Motion passed.

The Vice Chairman asked Clair McCabe to present her application. Mrs. McCabe explained to the Board that she and her husband were hoping to build a 25' x 32' garage on the property located at 5527 Centenary Shores Rd. The parcel is only 53' wide and will need an area variance to build on. Mrs. McCabe is asking to

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build 10' from the west property line where 20' is required, and 20' from the southern property line where 50' is required. The proposed building would be 18' from the east property line where 20' is required that bordering parcel is also owned by Mrs. McCabe. The Vice Chairman recommended merging the properties to Mrs. McCabe.

After review and discussion by the Town of Sodus Zoning Board, Sal Vittozzi made a motion to approve. Motion seconded by James Russell. All were in favor. Motion passed.

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

The Chairman adjourned at 7:33PM

Respectfully submitted by,  
Chandra Jensen  
Zoning Board Secretary