

**TOWN OF SODUS ZONING BOARD**  
**September 27th, 2021**

PRESENT

Steven Zonneville-Chair  
Don Buchwald  
Kim Buell  
James Russell  
David Johnson Ad-Hoc  
Sal Vittozzi Ad-Hoc

ABSENT

John Hayslip

GUESTS

Nick Howes  
Chris Colasurdo  
Denise Colasurdo  
Tom Hughes  
Bill Bolling  
Bonnie Bolling  
John Johnson  
Lynda Johnson  
Bill Dixon  
Justin Sokolowski

Chairman Zonneville called the public meeting to order at 7:00PM. A motion was made by Don Buchwald to approve the minutes from the previous meeting. Motion seconded by Kim Buell. All were in favor. Motion carried.

Chairman Zonneville asked Tom Hughes to come forward with application #1538 - Special Permit to grow privet screening shrubs over 8' high at 6374 Harvest Drive.

Tom Hughes addressed the Board with a handout that showed the layout of his property and landscaping. Hughes explained that his request for a permit had developed after a complaint from neighbor John Johnson was made to the Code Enforcement Officer. Board member David Johnson asked what hardships he had, and why keeping the shrubs over 8' was necessary. Hughes replied that maintenance is expensive.

Steve Zonneville asked if there were any neighbors present that would like to state their opinions. John Johnson addressed the Board to express his concerns. He told the Board that he was the neighbor to the east of Mr. Hughes and had lost thousands of dollars in landscaping due to the overgrowth of the privet in Mr. Hughes yard. He also conveyed that mowing on his side of the property is hindered.

Neighbor Bill Bolling orate a letter that he had written to the Board. The letter disagreed with the request for a special permit. Bolling stated that the properties in the neighborhood have all been maintained and allowance of hedges over the 8' code for one neighbor would set an unattractive standard.

A motion to approve the special permit was made by James Russell and seconded by Sal Vittozzi. All were opposed. The motion was denied.

A second motion was made by Don Buchwald to have the maintenance of 8' resolved by both Tom Hughes and John Johnson and implemented by the Code Enforcement Officer. The motion was seconded by Kim Buell. All were in favor. Motion passed.

Application #1539 – Area Variance by Chris Colasurdo of 7112 Sodus Center Road was called on by Chairman Zonneville.

Mr. Colasurdo addressed the board to explain that he would like to build an addition on the east side of his pole barn that will be 8' x 24'. The addition would set at 4' from the property line and is not within code setbacks.

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Steve Zonneville asked Mr. Colasurdo if he has any access to the back yard besides the 4' to the property line. Mr. Colasurdo stated that the pole barn has a breezeway with slide doors that equipment can move through.

Justin Sokolowski of Smiths Gravel Pit addressed the Board. Mr. Sokolowski wanted the board to know that his business borders the side of the property that Mr. Colasurdo would like to have an area variance on. He also explained that his business is a mine and gravel pit. There is also a 20' high berm on the property line between them. Mr. Sokolowski has no objections to an area variance being granted.

Don Buchwald made a motion to grant an area variance to Mr. Colasurdo. Kim Buell seconded the motion. All were in favor. Motion passed.

Chairman Zonneville asked application #1534 – Special Permit and Use Variance by Nick Howes, to own operate a power sports business at 6749 Maple Avenue, to come forward.

Mr. Howes handed out information on his plans to buy the property that used to be a saw mill and lumber yard. Mr. Howes explained that he currently owns Backwoods Power Sports and runs this business out of his home. His home has limited room and he plans on expanding his business. The location on Maple Avenue fits his needs. The front building will be used for parts and service. The back building will be for storage. The remaining three acres will be a place to test drive and eventually have rental storage.

After deliberation Kim Buell made a motion to except the application for special use permit and use variance as presented. The motion was seconded by Don Buchwald. All were in favor. Motion passed.

Having no further business, Don Buchwald made a motion to adjourn. Kim Buell seconded the motion. All were in favor. Motion carried. The meeting was adjourned at 7:27 PM.

Respectfully submitted by,

Chandra Jensen  
Zoning Board Secretary