

TOWN OF SODUS ZONING BOARD
October 26th, 2020

PRESENT

Steven Zonneville-Chair
David Johnson
Don Buchwald
John Hayslip
James Russell
Sal Vittozzi Ad-Hoc

ABSENT

Kim Buell

GUESTS

Barbara Fox
Chris Tertinek
Debi Himes Brownell
Kerry Rehman
Mike Greene
Alek Reynolds
Roy Wood
Hanna Luciano
Andy Hershberger
Karen Dattbyn
Tim Reynolds
Catharine Kelly
Cheyenne Daniels
Julie Daniels

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

The Chairman called up the first applicant, Mike Greene with Lamar of Rochester. Green applied to have an 11'x23' two sided advertising billboard on a 12' monopole. Greene handed out a power point presentation and explained that the property is east of State Street and zoned commercial. Tim Reynolds owns the property and would like to erect a billboard for additional income. Mike explained that the sign is his companies smallest size billboard and an example is in front of The Family Dollar on Ridge Road. The sign will be regulated by The Department of Transportation and has been approved by the Town of Sodus Planning Board, Wayne County Planning Board, and D.O.T. A preliminary hearing preceded by New York State green lit the project. The state will not grant final permission to build until the municipality has final approval. Build clearance could take up to 6 months. No lude or vulgar images or messages will be presented on the sign. The sign will have no electricity or lighting.

John Hayslip asked if other Lamar signs had been built in Wayne County. Greene replied that billboards are in Williamson, Clyde, Palmyra, and Ontario.

James Russell asked if traffic visibility would be a problem because the location of the sign is being planned to set on the curve of the property line. Greene responded that the 12' high sign will be 60' from the center line and will not interfere with driving sight line. D.O.T. has approved the sign for visibility along the road. James Russel asked Greene if he was renting the property for the sign from Tim Reynolds. Greene said that he would be leasing the sign its self. Greene also wanted the Board to know that if the sign for any reason became abandoned or unkempt, D.O.T fines the Lamar Company every month until it is taken down.

Steve Zonneville asked if there were any neighbor concerns. No neighbors were present.

John Hayslip made a motion to table this application to the next Zoning Board meeting on November 23rd, after the Town Board could review it. The Town of Sodus currently has no advertising signs on Route 104 and it would ultimately be up to the Town Board to approve. Don Buchwald seconded the motion. All were in favor. Motion carried. This application will be added to the agenda for the November 10th meeting, at 6:30PM, in the Sodus Town court room to be heard by the Sodus Town Board.

The Chairman invited Andy Hershberger of 5351 South Geneva Rd. to explain his application. Hershberger approached the Zoning Board and reviewed his property layout and building hardships. Hershberger described his intentions to build a lean-to on the side of his barn. All sides of the barn are sloped downhill except for the west side. To build on the west side of the barn, he has to get a variance because it is 6' closer to the property line than required by the Sodus Town Code.

David Johnson asked if any of the neighbors have a problem with the build. No neighbors were present, but Hershberger told the Board that he spoke with his neighbors and no one is concerned.

John Hayslip made a motion to approve. Don Buchwald seconded the motion. All were in favor. Motion carried.

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The Chairman asked Hanna Luciano of 8697 Ridge Rd. to present her application for a home occupation to the Planning Board.

Luciano explained that she would like to have a bookkeeping business out of her home. She explained clients and employees would not be inside her home. Also any materials needed from clients will be transported personally. Luciano also expressed her intentions of having a small sign on her home that indicates her home business.

Steve Zonneville asked if any neighbors had concerns. Kerry Rehman stepped forward to say she approved.

John Hayslip made a motion to approve. Don Buchwald seconded the motion. All were in favor. Motion carried.

The next applicants were Cheyenne and Julie Daniels of 6135 Route 88. A use variance was requested to allow chickens in a residential zone with less than 5 acres. This application had been tabled to this meeting date in order to give Daniels a chance to get rid of her rooster.

Steve Zonneville placed James Russell in for himself due to his relationship with the Daniels neighbor.

David Johnson asked Cheyenne and Julie Daniels if they still had the rooster. Julie Daniels reported that she removed the rooster from her property.

Steve Zonneville asked if any neighbors had concerns over the chickens owned by Ms. Daniels. Karen Dathyn voiced her concerns about selling her neighboring property. Dathyn told the board that she has lost potential buyers due to the look and smell of the chickens in Daniels yard. Dathyn said that the chicken coup is only 10' from her property line and attracts other animals into her yard. She expressed concern over other neighbors potentially getting farm animals, if the Daniels application to keep chickens is approved.

Debbie Himes-Brownell told the Planning Board that the smell of the chickens is offensive. She went on to say that she likes to entertain guests and having the chickens next door is not flattering. Himes-Brownell gave her opinion that the properties in this neighborhood are too close for keeping fowl.

Roy Wood addressed the Board. Wood reported that the chickens stink. He did not approve of keeping chickens in the neighborhood.

Barbara Fox also addressed the Board to oppose the Daniels application. Fox stated that the coup and chickens are seen from the road and do not represent the neighborhood. Fox also agreed with Ms. Himes-Brownell voicing her concerns that the approval of this application would open the door for other neighbors to have fowl.

Catharine Kelly approached the Board to give her approval of the Daniels chickens. Kelly stated that she loves to hear and see life in the area. Kelly supports Cheyenne Daniels, being a youth, who has responsibilities and interests involving animals. She went on to tell the Board that she has personally been in the coup and there is no smell.

Don Buchwald made a motion to accept. John Hayslip seconded the motion. All were opposed. The motion was denied.

Having no further business, Don Buchwald made a motion to adjourn. Sal Vittozzi seconded the motion. All were in favor. Motion carried. The meeting was adjourned at 7:39PM.

Respectfully submitted by,

Chandra Jensen
Zoning Board Secretary