TOWN OF SODUS

ZONING BOARD

APRIL 29, 2019

PRESENT ABSENT GUESTS

John Hayslip Bill Lesniak (arrived 7:30 ) Wayne Vermeulen

Steve Zonneville-Chairman Andrea Vermeulen

Don Buchwald Steve Peer

Ron Baker-Ad Hoc Don Ross

James Russell-Ad Hoc

Kim Buell

 The 4-29-2019 meeting of the Town of Sodus Zoning Board was called to order at 7:00PM.

Ron Baker was put in for Bill Lesniak. Motion was made by John Hayslip. Motion seconded by Don

Buchwald. All aye. Motion carried. Motion to accept last month’s minute as written made by John Hayslip.. Motion seconded by Ron Baker. All aye. Motion carried.

 There was no SEQR required for the variance application for tonight’s meeting.

The application for Wayne Vermeulen is a variance for property at 7014 Route 14 Sodus, NY 14551.

He explained he is seeking approval to divide a less than 1 acre lot into two undersized lots. He has the

property for sale and wants to know if it may be subdivided, should that question arise. Don Buchwald

inquired as to hardship. James Russell the sales would be easier with another buildable lot.

 Steve Peer, the neighbor to the south of the property, stated he was concerned with the possibility of either property becoming rental property. The Board stated the should it be subdivided,

the building of a rental type unit on the vacant property would be subject to approval through the Town

Boards (Planning and Zoning ) before it could happen. He stated he would like to have more information about the use of the vacant land.

 John Hayslip stated that in his opinion the parcel was not big enough to divide. Also that the narrowness may cause problems for a septic system installation.

 There was discussion that the divided lots were similar to some lots in the Fairways, however, they are on a sewer system.

 Steve Zonneville asked for any motion. John Hayslip made a motion to approve as presented.

Motion was seconded by Kim Buell. When asked for show of hands, Steve Zonneville and Kim Buell

raised for approval. Show of hands for denial: Don Buchwald, John Hayslip, James Russell, and Ron Baker. Motion denied. This concluded this application.

 The secretary then explained that a negative declaration was needed for the SEQR for Mary G.

Schmidt’s February application for a special permit until December 2019. John Hayslip made a motion for a negative declaration. Motion seconded by Don Buchwald. All aye. Motion carried.

 Secretary then stated the next meeting fell on Memorial Day holiday, and that upon speaking

with Steve Zonneville, he stated they usually meet the week before. All agreed. Having decided on May 20 for the next meeting, the secretary explained that a meeting to review the properties with a special

permit for excavation was needed, as pointed out by Mr. Villani and a quarry workshop meeting. It was

agreed that the reviews for 4769 S. Geneva Rd., Grandpa’s on S. Centenary Rd., and the former Smith and Stone Goose quarry on Sodus Center Rd. would be done on May 20, 2019. Legal notice will appear 5/5/19.

 The secretary also informed the Board of an issue with the S. Geneva Rd. quarry not working

within the hours of operation. She has been writing down the almost daily phone calls from Tom Watson of 4910 S. Geneva Rd. saying that there is still work being done in the pit at various times

after the 4:00PM hour and sometimes all the way to 4:45PM and 5:00PM. She stated that she would

keep track of his calls to bring up with the Zoning Board as they have the control of hours of operation

for the quarry. The Zoning Board would like a letter sent from the code office stating that operating outside the stipulated hours was unacceptable and must cease immediately. Also would like Mr.

Hendrikse to drive by the property once the letters are received to check on complying with stated hours. The secretary then gave the Chairman and other Board members her letter of resignation

effective July 2, 2019, stating that as Mr. Hendrikse is retiring at that time she feels that would be

a good time for her as well.

 Don Buchwald made a motion to adjourn. Motion was seconded by Ron Baker. All aye.

Meeting was adjourned at 7:54PM.

Respectfully submitted,

Holly Warner

Zoning Board secretary