

**TOWN OF SODUS
ZONING BOARD
February 24th, 2020**

PRESENT

Steven Zonneville-Chair
John Hayslip
James Russell
Kim Buell
Sal Vittozzi Ad-Hoc
David Johnson

ABSENT

Don Buchwald

GUESTS

David LeRoy
Chris Tertinek
Dale Toye
Amy Toye

Chairman Zonneville called the meeting to order at 7:00PM. Sal Vittozzi was placed in the absence of Don Buchwald. Upon asking for approval of last month's minutes by Chairman Zonneville, no corrections had to be made. Motion seconded by John Hayslip. All were in favor. Motion Carried.

Application for an Area Variance by Amy and Dale Toye of 4387 Sebring Road was brought forth by The Chairman.

Mr. Toye explained that he would like to build a shed 6' from the south property line where a 15' setback is required. The shed would act as a 30' x 44' storage building. Toye also added that he owns the property to the north and the southern property is Bergin Swamp Preserve. Toye explained further that he will be having a surveyor assess the property lines. He believes that the 6' he needs a variance for is actually well inside his property line.

Kim Buell asked Toye what type of terrain the land next to his build site is. Toye responded that it was listed as woodlands when he bought the property. Jim Russell stated that the terrain next to his property is swamp in which Toye agreed.

John Hayslip wanted to know how much space was going to remain between the house and the shed. Toye reviewed his drawings with the board. Toye clarified that because his well was in close proximity the shed, 25' had to remain between the house and shed. Toye went on to correct that the shed would actually be a two story barn with a two car garage on the ground level. John Hayslip asked if there was any way to move the barn closer to the house. Dale Toye explained that he would not want to do that.

Kim Buell wanted to know if the ridge of the house and the barn would be lined in the same direction. Toye said yes. Dale Toye also let the board know that he had built the driveway up with crushed stone and had it hard packed. The driveway would be the only permanent place to build due to the wetland surrounding the property.

The Chairman asked if there were any more questions regarding this issue. No neighbors were present. No other issues were addressed. The Chairman then made a motion to declare the application a TYPE II under SEQR. Motion was seconded by Kim Buell. All aye. Motion carried.

John Hayslip made a motion to approve this application. Kim Buell seconded the motion. The Chairman was in favor. All say aye. The application was approved.

Having no further business The Chairman then made a motion to adjourn. Jim Russell seconded the motion. All were in favor. Motion carried. The meeting was adjourned at 7:30PM.

Submitted by,
Chandra Jensen
Zoning Board Secretary