

TOWN OF SODUS ZONING BOARD
June 29th, 2020

PRESENT

Steven Zonneville-Chair
Kim Buell
Sal Vittozzi Ad-Hoc
David Johnson
Don Buchwald
John Hayslip

ABSENT

James Russell

GUESTS

Don Lessord
Chris Tertinek
David Leroy
Ryan Carey
Mark Wright
Mathew Metz
Don Woodard
Debbie Wright
Brian Bartleson

Chairman Zonneville called the meeting to order at 7:00PM. Sal Vittozzi was placed in the absence of James Russell. Upon asking for approval of the minutes from the last meeting by Chairman Zonneville, no corrections had to be made. Motion seconded by Kim Buell. All were in favor. Motion carried.

Chairman Zonneville brought forth the first application to be considered by Brian Bartleson of 7795 Sodus Center Road. The application was for an area variance allowing Mr. Bartleson to subdivide five lots out of two neighboring parcels.

After reviewing maps and plans for the subdivision, the board asked the reason for this subdivision. Bartleson told the board that his plan was to separate the farm land from the 3.35 acres surrounding the house on 5418 South Geneva Road. The same parcel of land would also be divided into two more lots. 2.14 acres that will separate the farm land from another .96 acre lot that will be donated to the cemetery on Brick Church Road. Bartleson also explained that he would be separating his other property into two 2.1 acre lots at the corner of Vanhoute and Brick Church Road, from the parcel neighboring 7795 Sodus Center Road.

Chairman Zonneville invited concerns from the neighbors. With no concerns from neighbors, a motion was made to approve this application by John Hayslip. The motion was seconded by Don Buchwald. All aye. Motion carried.

The second application was presented by Donald Lessord of 4864 Arcadia Zurich Norris Road requesting a special permit allowing him to build and operate a fenced and secured HAVC storage facility.

Lessord explained that he would like to move forward with his plans to build the storage facility on a 3.58 acre piece of land that can accommodate 300 to 350 storage units. The first and largest building would be first to be built and have HAVC. The other units would come later. Lessord proposed that the area had no storage facilities with temperature control and there would be a market for them. The facility would also be gated and have passcode entry. He has also looked into using geothermal energy to run the facility.

John Hayslip asked Lessord what his plans to landscape the facility would be. Lessord stated that he wanted to landscape the first larger building that appears the most commercial, making it look nice, given that it is first building you see as you pull in the entrance off Ridge Road. Kim Buell read the Wayne County Planning Board Preliminary stating that the development should be done in a manner that remains compatible with surrounding land uses and is aesthetically pleasing through the use of fencing, berms and landscaping, particularly in the area between the facility and State Route 104. Lessord

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responded that he will be using a quality security fence around the entire facility and be having someone come in to do a landscape design.

The Chairman asked if there were any concerns or questions from the neighbors. Having no objections, a motion to approve was made by Don Buchwald. The motion was seconded by Kim Buell. All were in favor. Motion carried.

The third application made by Ryan Carey of 5440 Ridge Road, was reviewed to obtain an area variance permitting a fence be erected 18' from the road front where a 20' setback is required.

Chairman Zonneville asked Mr. Carey where he planned on putting the fence and how long it would be. Carey replied that the fence would be 150' long and set between the barn and the house against Ridge Rd. Chairman Zonneville asked if snow would create a problem in the winter. Carey said that it would not be an issue. David Johnson wanted to know how tall he was planning to build the fence and what its purpose would be. Carey explained that the fence would be 6' tall and give him privacy from the road front. Kim Buell asked Carey if the fence would obstruct the view of drivers entering and exiting the property. Carey replied that the driveway being used is on the other side of the house and 60' from the fence.

The Chairman asked if there were any concerns or questions from the neighbors. Having no objections, a motion to approve was made by Kim Buell. The motion was seconded by Sal Vittozzi. All were in favor. Motion carried.

The fourth applicant was Mathew Metz of 8390 Ridge Road. Metz applied for an area variance to build a 26'x32' two car garage 32' from the property line where a 50' setback is required. Metz explained to the Zoning Board that the house sits 15.5 feet from the road. The property has a circular driveway that the garage would be built off of. Metz would also like to build a mud room 25' from the garage that sets back 46'. After re-measuring the build area for the garage, Metz stated that he actually needs a 46' setbacks and not 32' as documented in his application.

David Johnson asked why he had to build the garage 46' from the road and not at the set back of 50'. Metz explained that he did not want to build on the driveway or on a slope and had no other option.

The Chairman asked if there were any concerns or questions from the neighbors. Having no objections, a motion to approve was made by Don Buchwald. The motion was seconded by Kim Buell. All aye. Motion carried.

The fourth application of the night was by Donald Woodard of 6737 Lakeview Road. Mr. Woodard would like to build a pole barn with a 38' setback where a 50' setback is required at the property located at 6382 Ridge Rd.

Chairman Zonneville asked Mr. Woodard what his intentions are for this building. Mr. Woodard told The Board his property on Ridge Road is at its current state an eye sore and he would like to make it a retail building. Woodard claims that the new medical center and eye associates buildings on the same road will bring traffic to a retail building if it is built there.

John Hayslip asked what the building is that is currently on the property. Woodard replied that it is a house there that he would like to take down in order to restore the property. He also explained that the lands neighboring this site are also owned by him. Woodard went on to say that he owns the old Agway building on the corner of Belden Avenue and Green Street in the Village of Sodus and will be using this building on the Ridge Road property.

The Chairman asked if there were any concerns or questions from the neighbors. Having no objections, a motion to approve was made by John Hayslip. The motion was seconded by Don Buchwald. All aye. Motion carried.

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Having no further business The Chairman then made a motion to adjourn. Kim Buell seconded the motion. All were in favor. Motion carried. The meeting was adjourned at 7:43PM.

Submitted by,

Chandra Jensen
Zoning Board Secretary