

**Town of Sodus Zoning Board of Appeals  
02-26-2024**

PRESENT

David Johnson – Chair  
John Hayslip - Vice Chair  
Ray Stacy - Ad Hoc  
Sal Vittozzi - Member  
James Russell – Member  
Kim Buell - Member

ABSENT

GUESTS

Patricia Buyck  
Christopher Hanson  
Amy Thatcher  
Katherine Storms

**David Johnson:** All right, let's call the meeting to order. February 26, 2024 at 7 PM. Something new, this meeting's being recorded. When we go through and ask questions, we'll have to state our name. We will go down the line, and I'll ask everybody to have their questions one at a time. I will open the meeting, The Board will ask questions, we'll call up the applicant and then if there's any neighbors that have concerns, you can state your name and ask the questions but direct your questions to the board. Did everybody get a chance to look at the minutes from last meeting? Motion to approve?

**John Hayslip:** I'll make the motion to approve.

**Kim Buell:** I will second that motion.

**David Johnson:** All in favor? All aye. Motion carries.

**Application #1711 for a Home Occupation by Patricia Buyck to operate a personal training and occupational therapy service located at 6928 Maple Avenue.**

**David Johnson:** I need a motion to accept the application as a negative declaration for SEQR.

**John Hayslip:** I'll make that motion.

**Kim Buell:** I'll second it.

**David Johnson:** All in favor? All aye. Motion carries.

**Patricia Buyck:** So, I currently have my own business as a private occupational therapist and private personal trainer and I do one-on-one visits. What I'm looking to do is to utilize my accessory barn that sits on my property to have clients, my personal training clients, come to me and also possibly provide other services, like have other professionals come in and offer massage therapy or other types of services along the lines of yoga or energy healing, things like that.

**John Hayslip:** Tell us a little more about the facility. Do you live there? Is it a home?

**Patricia Buyck:** The facility is not my actual home. It will be in the barn. The facility, the whole facility is 36' x 60' in size. I'm planning to use just half of the front of the barn and potentially the back of the barn. The back of the barn has an upstairs section

**John Hayslip:** How big is your clientele going to be and how many are you going to have there at one time?

**Patricia Buyck:** I don't foresee a lot of people there because the personal training is just one-on-one as well as massage therapy. I would say probably at one time maybe five people, so it's not like a lot of people in and out.

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**Kim Buell:** No Questions. I understand what you're planning to do and I'm familiar with the exterior of the property.

**Jim Russell:** Would the five people include the classes as well as the physical therapy going on with any personal training?

**Patricia Buyck:** It wouldn't be concurrent because the class would be out when the personal training client is scheduled, which is private, so I think the classes would be at a different time and one -on-one meetings like massage therapy would be on a different day because they need quiet. There's not a huge space for a class, so that's why I'm thinking small classes, probably like four or five people.

**Ray Stacy:** So, I drove by there earlier this evening and I'm assuming that the space right in front of the barn, which would be two cars wide, if that's your parking area, it looks to me to be four spots max, would you agree?

**Patricia Buyck:** There is room to fit nine vehicles but I don't think we will need to park nine vehicles at a time.

**Sal Vittozzi:** I just wanted to know what the hours of operation will be? And would that be during the weekend as well?

**Patricia Buyck:** 7 a.m. to 8 p.m. I'm looking to try to just do weekdays for right now, but even if it was on the weekends, that would be the schedule.

**Ray Stacy:** I was reviewing your business plan and it looks like the direction is to put a fair amount of equipment in there. I potentially see you running out of space quickly. What type of equipment and space do you have for it?

**Patricia Buyck:** I have exercise equipment in there right now. So, the classes would be more in the back area. There is room in there.

**Dave Johnson:** Everything that you're doing is inside so it's not affecting the neighbors outside?

**Patricia Buyck:** Everything's inside, yes.

**Board review:** Will this project make an undesirable change in the character of the neighborhood or nearby properties? No. Is there an alternate for needing the variance? No. Is the request substantial or warranted? Yes. Will the project create an impact on future physical or environmental conditions in the neighborhood? No. Is the hardship self-created? If so, is it still warranted? Yes.

**John Hayslip:** I'll make a motion that we approve it.

**Kim Buell:** I'll second it.

**David Johnson:** All in favor? All Aye. Motion carried.

**Application #1715 for an Area Variance by Katherine Storms to build a 20' x 12' shed 5' from the west property line where 20' is required. Located at 7189 Sprongs Bluff.**

**David Johnson:** I need a motion to accept the application as a negative declaration for SEQR.

**John Hayslip:** I'll make that motion.

**Kim Buell:** I'll second it.

**David Johnson:** All in favor? All aye. Motion carries.

**Katherine Storms:** My family's had a cottage at Sprongs Bluff for 60 years and as the six sisters are getting older, we're looking for a place to be able to be outside and out of the elements when

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we do repairs and when we fix things. So, we like to have a shed where we can store things, fix things and have a warm place to sit down with a big window where we can sit there and enjoy the view. I guess you've got my map there in front of you.

**David Johnson:** I do. And the permit was denied because you wanted to put the shed 5 feet from the property line when 20 feet is required.

**Katherine Storms:** Correct. I've been able to walk around there this winter, I have a much different feeling for the property than I did. So, I went ahead and did this application based on my own measurement and the way that I thought the property was. But when I've been there the last two times, I realized I probably have 20 feet. Also, our well and our septic are in the middle of the yard there too. But I think that it is possible to comply with the 20 feet, or at least 15 feet, and not run into the septic or the well.

**Dave Johnson:** If you want to change it to 20 feet, then you won't need this variance. If you want to move closer to the line, that's when you're going to need a variance. And I see the way that you have it, the shed turned, you have it the long way so that the 20 feet wide is facing the line.

**Katherine Storms:** The shed is designed with double doors on the west end so that it can look over towards Boulder Point on the west end.

**Dave Johnson:** You have to decide now that if you want to move it to 20 feet away, then you don't need a variance. If you're going to encroach on the line less than 20 feet, then you're going to need us to give you a variance.

**Katherine Storms:** It is going to be portable. It's one of the heritage sheds from Waterloo. It's going to go on top of gravel. If they get in there and they know we want to put it there, that's why I'm here. I didn't want to get there, have them come arrive with the pre-built shed and not be able to put it because it would be better to have it closer to the line.

**John Hayslip:** I would like to see it kept in line with the current house so that would be essentially the same as extending the footprint of the current cottage. That would be 15 feet for the west wall.

**James Russel:** I don't think there's an issue with 15 feet. Is 15 feet acceptable?

**Katherine Storms:** Yes.

**Sal Vittozzi:** Do we have a neighbor here?

**Amy Thatcher:** Yes, I am directly across the street. I think the neighbors have heard many different things about what was going to happen across the street. So, I've received a lot of clarity tonight, which is good. I can report back. I feel better with the 15 feet, actually. And I and some other neighbors were concerned that it was going to be a structure similar to a shed that was put up a few years ago, a few houses down, and it's incredibly tall. It would have been taller than your house. And people were a little concerned.

**Board review:** Will this project make an undesirable change in the character of the neighborhood or nearby properties? No. Is there an alternate for needing the variance? No. Is the request substantial or warranted? Yes. Will the project create an impact on future physical or environmental conditions in the neighborhood? No. Is the hardship self-created? If so, is it still warranted? Yes.

**David Johnson:** Motion to approve the application for an area variance of 15' for side setback.

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**John Hayslip:** I'll make a motion we accept it.

**James Russell:** I second.

**David Johnson:** All in favor. All aye. Motion carried.

**David Johnson:** Motion to close the public meeting.

**Kim Buell:** I'll make a motion.

**James Russell:** I second.

**David Johnson:** All in favor. All aye. It is 7:35PM, the public meeting is now closed.

Submitted by,  
Chandra Jensen  
Zoning Board Secretary