

Town of Sodus Zoning Board of Appeals
Regular Meeting Minutes
February 23, 2026
Courtroom, 14–16 Mill Street, Sodus, NY

Chair David Johnson called the meeting to order at 7:00 PM and stated that the meeting was being recorded.

Roll Call: David Johnson, Pat Russell, Kim Buell, Jim Russell, Ray Stacy, Sal Vittozzi. Motion made by Jim Russell, seconded by Kim Buell, to appoint Ray Stacy in place of John Hayslip. Vote: All in favor. Motion carried.

Approval of Minutes: Motion made by Kim Buell, seconded by Jim Russell, to approve last month's meeting minutes. Vote: All in favor. Motion carried.

Legal Notice: The Town of Sodus Zoning Board of Appeals will hold a public hearing on Monday, February 23, 2026, at 7:00 PM in the Town Court located at 14–16 Mill Street, Sodus, NY 14551, to consider the following application: #13380 – Area Variance to build a 12' x 12' shed 5' to the east property line where 20' is required. Located at 5961 Ridge Road, Williamson, NY 14589. Application submitted by Michele Witt. Adjacent property owners: Derrenbacher, Fowler, Shattuck.

SEQR: Motion made by Pat Russell, seconded by Kim Buell, to issue a Negative Declaration on a type two environmental impact statement for the Witt variance application. Vote: All in favor. Motion carried.

#13380 Applicant Presentation:

Michele Witt appeared before the Board regarding a shed constructed on her property that does not meet setback requirements. The applicant explained that the 12' x 12' shed was built approximately two feet from the property line, where five feet is required. The structure was constructed during the past summer. There is also a 10' x 12' shed five feet to the property line. The applicant stated that there was confusion regarding permitting due to the property's Williamson mailing address and that a survey later revealed the setback deficiency. Building permits were not obtained for either shed.

Board Discussion: Location of the leach field, septic tank, and distribution box, which limited placement options for the shed were considered. The applicant noted that the structure is elevated and not on a permanent foundation, but relocating it would be difficult due to terrain and access constraints. The Board also reviewed the second, older shed on the property. It was determined that the older shed meets the five-foot setback requirement due to being under 150 square feet; however, a permit is still required.

Public Comment: Don Shattuck, a neighboring property owner, addressed the Board. He stated he had no objection to the shed remaining in its current location provided that the rear portion facing his property be closed off and the area be maintained in a neat and orderly manner.

Board Determination: A motion was made by Jim Russell and seconded by Ray Stacy to approve the variance permitting the existing 12' x 12' shed to remain approximately two feet from the property line, where five feet is required. Approval is contingent upon building permits being obtained for both sheds and all concerns raised by the neighboring property owner being satisfactorily addressed.

Adjournment: Motion made by Kim Buell, seconded by Sal Vittozzi, to adjourn at 7:40 PM. Vote: All in favor. Motion carried.

Submitted by: Chandra Jensen ZBA Secretary