

Town of Sodus Zoning Board of Appeals
Regular Meeting Minutes
July 27, 2026
Courtroom, 14–16 Mill Street, Sodus, NY

Call to Order: Chair David Johnson called the meeting to order at 7:00 PM and stated that the meeting was being recorded. **Roll Call:** David Johnson, John Hayslip, Pat Russell, Kim Buell, Jim Russell, Ray Stacy, Sal Vittozzi. **Approval of Minutes:** Motion made by John Hayslip, seconded by Kim Buell, to approve the July 22, 2026 meeting minutes. **Vote:** All in favor. Motion carried. **Legal Notice:** Notice of the public hearing was published in the Lakeshore News on July 22, 2026.

Application #13605 – Applicant Presentation: Thomas Eli Duyssen requesting an Area Variance to permit construction of a single-family residence on an undersized lot with less than the required 200 feet of lot depth at 6465 Redman Road, Sodus, NY. The applicant did not appear before the Board. Members of the public were present regarding the application; however, because the applicant was absent, no presentation or testimony on the application was received.

Board Discussion: The Board discussed the absence of the applicant and determined the application should be tabled until the next regularly scheduled meeting.

Board Determination: Motion made by John Hayslip and seconded by Pat Russell to table Application #13605 until the August 24, 2026 ZBA meeting. **Vote:** All in favor. Motion carried.

Application #13572 – Applicant Presentation: James Gisleon requested an Area Variance to construct a 10-foot by 24-foot deck at 5597 Centenary Shores Road. The applicant explained the proposed deck would be located on the front of the residence.

Public Comment: No neighboring property owners were in attendance.

Board Discussion: The Board reviewed the proposed ground-level deck and discussed the requested waterfront and side-yard setback variances. Board members noted that neighboring properties contained similar decks. The Board also reviewed the **NYSDEC Letter of No Permit Jurisdiction** for the Gisleon property (DEC ID: 8-5442-00573/00001). The letter stated that the Department had **no concerns with the submitted proposal** based on its review of the materials provided. The letter further stated that the determination would remain effective for **one year** unless otherwise notified by the Department.

SEQR: Motion made by John Hayslip, seconded by Kim Buell, to issue a Negative Declaration. **Vote:** All in favor. Motion carried.

Board Determination: Motion made by John Hayslip, seconded by Kim Buell, to approve Application #13572. **Vote:** All in favor. Motion carried.

Application #13535 – Applicant Presentation: Jason Karisinski requested an Area Variance associated with a minor subdivision to create a 3.27-acre flag lot from a larger parcel at 6764 Rotterdam Road. The applicant explained the lot would be created for construction of a residence.

Public Comment: No neighboring property owners were present.

Board Discussion: The Board noted SEQR had been completed by the Planning Board on July 6, 2026, resulting in a Negative Declaration.

Board Determination: Motion made by John Hayslip, seconded by Kim Buell, to approve Application #13535. **Vote:** All in favor. Motion carried.

Adjournment: Motion made by John Hayslip, seconded by Kim Buell, to adjourn the meeting at 7:20 PM. **Vote:** All in favor. Motion carried.

Submitted by: Chandra Jensen, ZBA Secretary