

Town of Sodus Zoning Board of Appeals

03/24/2025

PRESENT

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

ABSENT

John Hayslip - Vice Chair

GUESTS

Mason Wilson
Kayla Wilson
Jeff Buys

David Johnson: It is 7:02PM Monday, March 24th. I am Calling the meeting to order; this meeting is being recorded. **David Johnson:** I need a motion to put Ray Stacy in as ad-hoc for John Hayslip.

James Russell: I'll make a motion. **Kim Buell:** I'll second it. All in favor. All ayes. **David Johnson:** I need a motion to approve the last meetings minutes. **Kim Buell:** I'll make that motion. **James Russell:** Second.

David Johnson: All in favor? All ayes. **David Johnson:** I do need a motion to make this application a negative declaration for environmental impact. **Kim Buell:** I'll make it. **James Russell:** I'll second it.

#13047 Area Variance by Mason Wilson for a subdivision creating a building lot of 2 acres from 16.5 acres with a 132.02 feet of road frontage where 300 feet is required, located on Beam Hill Road, bordering the Town of Marion.

Mason Wilson: I want to subdivide my property. I'd like to build a house eventually, hopefully in a year or two. One acre was not enough, so we changed it to two acres. I just can't make the 300 feet of road frontage.

David Johnson: How many feet is the road frontage now?

Mason Wilson: 132 feet of road frontage. The driveway to the back property would be 25 feet wide.

David Johnson: The lot on the Marion side, what do they require?

Mason Wilson: They only require one acre.

David Johnson: Did they approve the subdivision on the Marion side?

Mason Wilson: Yes sir.

Zoning Secretary: I have a suggestion, instead of doing 25 feet for the driveway, which is cutting off some of the road frontage and 30 feet is required for a driveway. Make it a deeded easement, instead of cutting that piece of property out, making 157 feet of road frontage.

Kim Buell: That makes sense. It's just a change on the deed instead of making a flag lot. But then you must decide if you want it landlocked or not.

Kayla Wilson: There is still technically a way on the Marion side to get to the rest of the property. So, it wouldn't really be landlocked.

James Russell: Right. Technically it wouldn't be landlocked.

Kim Buell: I'll make a motion that we accept this with the 157 feet road frontage and a deeded easement to the back property. **Ray Stacy:** I second. **David Johnson:** All in Favor? All ayes.

David Johnson: If there is nothing left to discuss I need a motion to adjourn. **Kim Buell:** I will make a motion. **Sal Vittozzi:** I second. **David Johnson:** All in favor. All ayes. The meeting adjourned at 7:22.

Submitted by,
Chandra Jensen
Zoning Board Secretary