Town of Sodus Zoning Board of Appeals
Regular Meeting Minutes
May 18, 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 was absent. **Approval of Minutes:** Motion made by John Hayslip, seconded by Kim Buell, to approve the April meeting minutes as submitted. **Vote:** All in favor. Motion carried. **Legal Notice:** Notice of the public hearing was published in the *Lakeshore News* on May 13, 2026.

Application #13462 – Applicant Presentation: John Sipple requesting an Amendment on the conditions of a previously granted Special Use Permit for Sodus Microd Club, located at 7759 Ridge Road, Sodus, NY 14551. The applicant explained that the Club currently operates with two designated quiet days each week, typically Mondays and Thursdays, while practice sessions are generally permitted on Tuesdays, Wednesdays, Fridays, Saturdays, and Sundays. Mr. Sipple stated that the Club wished to maintain two quiet days per week, but requested flexibility to move those quiet days when races or practices are cancelled due to weather conditions. As an example, if a scheduled race or practice was rained out on a Tuesday or Wednesday, that day could become an active day and another weekday would become the quiet day instead.
The applicant further explained that the current permit allows one race event per week and the Club was requesting the ability to hold up to two race events per week when necessary. Mr. Sipple stated that the additional flexibility would allow the Club to schedule special "fun day" events, make-up events due to rain cancellations, and accommodate state race weekends.
Mr. Sipple stated that the Club currently races on Sunday afternoons during the school year and Wednesday evenings during July and August after school is out. He explained that the Club typically holds approximately 17 race events throughout the season, which runs from May through October. The applicant also requested permission to begin two annual state race weekends at 10:00 a.m. on Saturdays and Sundays instead of the currently permitted noon start time, the earlier start time would allow additional practice time for participants and help end events earlier. He stated that the Club currently hosts two New York State Microd Association events per year, involving participation from tracks located in Syracuse, Cortland, and Owego. These events generally begin with practice sessions on Friday evenings, followed by races on Saturday and Sunday. Additional discussion included the Club's current membership, which consists of approximately 30 children and 22 families. Mr. Sipple explained that participation fluctuates from year to year and that the Club is a registered non-profit 501(c)(3) organization. Mr. Sipple also described proposed property maintenance activities, including removal of dead trees and fallen limbs, trimming brush encroaching into the maintained grassy areas, and limited drainage improvements such as shallow swales to direct standing water away from low areas. He emphasized that the Club was not proposing any expansion of the existing racing surface, parking areas, or maintained grass areas.
Public Comment: Several neighboring property owners and community members addressed the Board. **C.J. Costage e**xpressed concerns regarding scheduling transparency and frequency of use of the property. **Tom Phillips** addressed the Board regarding the history of the Special Use Permit conditions originally established in 1990. Mr. Phillips stated that, based on his understanding of the original permit, the facility was limited to two practice days per week and one race day per week, for a total of three operational days. He further stated that practice sessions were restricted to beginning

after 4:00 p.m. on weekdays and after noon on weekends. Mr. Phillips expressed concerns that the facility had not consistently adhered to those conditions over the years and alleged that activity at the track had occurred five to six days per week on occasion. **Kelly Gray** stated that she recalled a later Town Board approval modifying the original permit conditions after 1990 to allow two quiet days per week and advised that supporting minutes may exist in Town records. **Gary Gray s**poke in support of the Club and disputed claims regarding excessive use, while acknowledging that occasional violations may have occurred over the years. **Karen Costage e**xpressed concerns regarding notification of schedule changes due to the impact of noise on horses located on her property. Additional public comments discussed the long-standing presence of the Microd Club, noise concerns, and enforcement of quiet days.
Board Discussion: The Board discussed existing permit conditions regarding practice days and race schedules. The impact of flexible quiet days on neighboring property owners. Notification methods for neighboring residents. Concerns regarding enforcement of quiet days and unscheduled practice sessions. Earlier start times for annual state race weekends. Board members discussed the need to locate prior Town Board or ZBA approvals that may have modified the original 1990 Special Use Permit conditions. The applicant proposed maintaining Mondays and Thursdays as permanent quiet days and discussed padlocking the facility on those days to prevent unauthorized practice sessions.
SEQR Determination: Previously completed by the Planning Board and determined to be a Negative Declaration on an unlisted action.
Board Determination: Motion made by John Hayslip and seconded by Jim Russell to table Application #13462 until the June 22, 2026 ZBA meeting in order to locate and review documentation relating to prior amendments to the Special Use Permit conditions.
The Board stated that the Club may continue operating under its current practices until further review is completed. **Vote:** All in favor. Motion carried.

Application #13519 – Applicant Presentation: David McBride requesting an Area Variance to construct a lean-to 72 feet long and 12 feet wide located 5 feet from the east property line where 20 feet is required at 6501 Joy Road, Sodus, NY 14551. The applicant explained the lean-to would remain approximately 5 feet from the neighboring fence line. The structure would be open-sided and primarily used to store trailers and equipment. Metal roofing and snow guards would be installed to minimize snow sliding onto neighboring property or damaging their fence.
Public Comment: No objections were expressed by neighboring property owners.
Board Discussion: The Board discussed adequate access for future maintenance. Snow runoff concerns near the neighboring fence. Drainage conditions on the property. Compatibility with surrounding agricultural and orchard properties. The applicant confirmed that maintenance access would remain available and snow guards would be installed to protect the neighboring fence.
SEQR: Motion made by John Hayslip, seconded by Jim Russell, to issue a Negative Declaration on an unlisted action.
Board Determination: Motion made by Kim Buell and seconded by Ray Stacy to approve Application #13519 for construction of a 12-foot by 72-foot lean-to located 5 feet from the east property line at 6501 Joy Road. Approval is contingent upon installation of snow guards to prevent snow from damaging the neighboring fence. **Vote:** All in favor. Motion carried.

Adjournment: A motion was made by John Hayslip and seconded by Pat Russell to adjourn the meeting at approximately 8:00 PM. **Vote:** All in favor. Motion carried.

Recorded and submitted by: Chandra Jensen, ZBA Secretary