

Town of Sodus Zoning Board of Appeals
08-26-2024

PRESENT

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

ABSENT

Kim Buell - Member

GUESTS

Karen Kondolf
Chris Tertinek
Tyler Cretin
Doug Riter
Donna Riter

David Johnson: It is 7:00PM Monday, August 26th. I am Calling the meeting to order.

Roll call: John Hayslip: Here. James Russell: Here. Sal Vittozzi: Here.

David Johnson: I need a motion for Ray Stacy as Ad-Hoc in the absence of Kim Buel. John Hayslip: I make a motion. James Russell: I second. All aye.

David Johnson: Motion to approve the minutes from last month. **John Hayslip:** I'll move that we approve the minutes from last month. **James Russell:** I Second the motion. All aye. Motion caried.

David Johnson: Motion to accept both of the applications tonight as Type II negative declaration on the SEQR. **John Hayslip:** I'll make a motion for negative declaration. **James Russell:** I second the motion. **David Johnson:** All in favor? All aye. Motion carried.

David Johnson: This meeting is being recorded.

Application #12872 - Use Variance by Tyler Cretin to operate a short-term residential rental in a commercial building located at 5428 State Route 14.

Tyler Cretin: I would like to add partitions inside of the building and make a bedroom and a bathroom. I would also like to add an egress window on the exterior wall, this is a commercial building that is rent out as Airbnb.

John Hayslip: Do you have any particular clientele you're looking for?

Tyler Cretin: Families, mainly. Couples for overnight. That's my target.

John Hayslip: So just a bedroom and a bathroom, no kitchen or anything?

Tyler Cretin: No kitchen.

David Johnson: So, the camper's gone?

Tyler Cretin: It's not gone yet, but It's closed up and not being used as a rental unit.

David Johnson: Are there any neighbors with concerns tonight?

Chandra Jensen: I have one thing to read off my phone that's relayed from a neighbor. Wanda Beal is not able to make the meeting tonight regarding the Airbnb on Route 14. She wanted to have it expressed that the other night they had loud music playing from that location. She is concerned about it being next to her home.

David Johnson: So, she is right on the corner of York Settlement Road and Route 14. She is over 500 feet from the Airbnb, How many people are you thinking about occupying the room?

Tyler Cretin: Well, it can really only be two, the way I'm setting it up. There will be verbiage in the listing, saying that it's for two occupants. If there's more than that, I'll enforce it. So, it's not like it's a party or anything else. If there is a complaint of loud music , I would let them know that they have to turn it down. Thankfully, Airbnb usually sides with the host on those types of things, and I can usually get a result that way. And I am five minutes away.

John Hayslip: I'll make a motion to approve. **James Russell:** I'll second. All in favor? All aye.
Use variance granted.

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Application# 12872 Area Variance by Karen Kondolf to build an addition and a covered porch closer than the allowed set back at 7163 Sprongs Bluff Rd.

Karen Kondolf: On the northeast side of our house, we want to build an addition to make the kitchen. I want to move the laundry room upstairs with a walk-in closet. We also would like to build a covered deck that would be on the north side off the bedroom and it would connect to the existing deck. In the future I was hoping on the other side of the area that I've just talked about on the northwest side to put a ramp there, a disability ramp for my mom.

The Zoning Board looked over the surveys and maps with Karen Kondolf and the neighbors to the east; Doug and Donna Riter.

Doug Riter: We talked to Karen and agreed to an 8' x 46' addition and a 55' covered deck that lines up with the corners of the home on the north side excluding the addition.

David Johnson: Does everybody agree?

Karen Kondolf: Yes.

Doug Riter: Yes.

John Hayslip: I'll make a motion to grant an area variance with the following setbacks:

East Addition: 14' southeast side setback, 9' northeast side setback.

Southern Facing Covered Deck: 16' east side setback, 12' west side setback.

James Russell: I second. **David Johnson:** All in favor? All aye. Area variance granted.

David Johnson: Motion to adjourn. **John Hayslip:** I will make a motion. **Ray Stacy:** I second.

David Johnson: All in favor. All aye. It is 7:44PM the meeting is now adjourned.

Submitted by,
Chandra Jensen
Zoning Board Secretary