

Town of Sodus Zoning Board of Appeals

04/28/2025

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PRESENT

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

ABSENT

GUESTS

Jason Burrows
Michael Wilchenski
Johnathan Lawson
Todd Luckenbach

David Johnson: It is 7:00PM Monday, April 28th. I am Calling the meeting to order; this meeting is being recorded. **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:** Each applicant will have an opportunity to come forward once called, describe their project, the board will then ask questions about the project. I'll open up the meeting to a public hearing where the people are called one at a time to speak any concerns against the project. The applications can then address those concerns with the board. And then we'll come to a final decision.

#13086 Area Variance by Jonathan Lawson to place a shed 10' from the property line where 20' is required. Located at 5607 State Rt 14.

Johnathan Lawson: I want to place a 10' x 12' shed. It was tough to place it because of how narrow the property is. We ended up having the guy come in and he ended up going a little bit closer to the property line, which put me within 10' instead of the 20' required. In the end I ended up working out because it would have been over top of the septic tank and If I go too far back it's all like swamp. The only other spot that could have possibly worked for it would have been between two large trees that constantly drop limbs.

Todd Luckenbach: I'm pleased with it being there.

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

John Hayslip: I'll make a motion to approve this application. **Kim Buell:** I second. All in favor. All aye.

#13098 Area Variance to build an attached garage 5' to the property line where 20' is required. Located at 5567 Centenary Shores by Michael Wilchenski.

Michael Wilchenski: I'm looking to build a garage on the side of the house. Only to find out that out of the 25' I had to my property line, 20' of it was a setback requirement. On the other side, I only have 20'. I'm one of the only houses on the street that doesn't have a garage. I talked to both of my neighbors; they're loving the idea.

Jim on my east side, they're all for it. My neighbor on the west side, he came out, I have it all staked out in the driveway, he didn't have a problem.

David Johnson: Does anybody have any questions? No questions. I need a motion for a negative declaration for Environmental Impact on SEQR. **John Hayslip:** I'll make it. **James Russell:** I'll second it.

Kim Buell: I'll make a motion to approve this application. **James Russell:** I second. All in favor. All aye.

#13087 Use Permit to build commercial office space in an agricultural zone. Located at 6798 Mud Lane by Jason Burrows.

Jason Burrows: So, this is a variance to build a commercial office space in an agricultural zone. I bought this Mud Lane property with a pole barn on it, we currently lease a building at Margareta Rd. This building is a little bigger. I'm just looking to put an office or two in there, a bathroom for the guys. We're not going to be working out of it. Our guys are always out on the water so we're not going to increase

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traffic or anything like that. Our main office is in Webster, but this is kind of like a satellite spot. We're not doing any signage or anything like that out by the road. We don't really want people to know we're back there. You can't see the building from the road.

David Johnson: Anybody got any questions? No questions. I need a motion, negative declaration for SEQR. **John Hayslip:** I'll make the motion for a negative declaration for SEQR. **Kim Buell:** Second. All in favor? All aye. **John Hayslip:** I'll make the motion to accept this application. **Kim Buell:** I'll second it. All in favor? Aye.

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 7:18.

Submitted by,
Chandra Jensen
Zoning Board Secretary