

Town of Sodus Zoning Board of Appeals
9-30-2024

PRESENT

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

ABSENT

James Russell – Member

GUESTS

Karen Kondolf
Chris Tertinek
Tyler Cretin
Doug Riter
Donna Riter

David Johnson: It is 7:00PM Monday, September 20th. I am Calling the meeting to order.

Roll call: John Hayslip: Here. Sal Vittozzi: Here. Kim Buel: Here. Ray Stacy: Here

David Johnson: I need a motion for Ray Stacy as Ad Hoc in the absence of James Russell.

John Hayslip: I make a motion. **Kim Buell:** I second. All aye.

David Johnson: Motion to approve the minutes from last month. **Ray Stacy:** I'll move that we approve the minutes from last month. **Kim Buell:** 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. **Kim Buell:** I second the motion. **David Johnson:** All in favor? All aye. Motion carried.

David Johnson: This meeting is being recorded.

Application #12945 – Area Variance by Donald Woodard located at 6382 Ridge Road to reassemble a 40' x 30' pole barn 38' from the road front where 50' is required.

David Johnson: Basically, this is to renew your variance permit, so you can get the building done.

Donald Woodard: Yes.

John Hayslip: Its 38' from the road instead of 50' and the other building is already closer to the road more than 50' are you going to tear that other building down?

Donald Woodard: No, but the old building is used for storage.

Connie Preston: As soon as Mr. Woodard decided to do this down at the end of our driveway, it has been nothing but a junkyard. I've talked to the town on two different occasions. He hasn't done anything to that property until two weeks ago. Somebody cleaned it up, mowed the grass, but that was just to placate. But it's been a mess since he's owned the property. It's an embarrassment. The town should give him a date to be done.

Ray Stacy: Are we asking him to clean up the property, which I think is what I'm hearing, or are we giving an area variance renewal to finish the building.

John Hayslip: An area variance was granted because I remember the other barn was as close.

Chandra Jensen: The area variance was originally granted in 2020 and expired after a year. The building permit itself has to be started within six months and has a year before it expires. The government granted extensions on building permits due to the Covid-19 virus, that could be renewed even though it hadn't been started within six months due to delayed building materials. Mr. Woodard can't get another renewal for the building permit because the area variance is also expired.

Ray Stacy: He wants to finish the project and he's telling us that within a year, it will happen.

David Johnson: I need a motion for an area variance so he can continue to finish the building.

John Hayslip: I will make a motion.

Kim Buell: I'll second that.

David Johnson: All in favor? All aye.

David Johnson: I would ask that you don't let it sit for another year in the current condition.

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DRAFT

Application# #12916 Area Variance by Keith Larwood to place a 10' x 20' shed 5' to the side property line where 20' is required and 20' to the back property line where 50' is required, located at 6630 Hill Road.

Keith Larwood: I just purchased the property and was trying to bring a shed in and put it in the back corner of the property.

David Johnson: I got a phone call from Bert Peters, who owns the house south. He thinks that we should stick with our setbacks.

Chandra Jensen: If it was a 150 square foot building, it could be 5 feet from the line, according to the code but it's just a drop over.

Kim Buell: The building is just a hair too large.

Keith Larwood: Even if I moved it around on the property, because I'm on two major roads and the setbacks are off of the two side roads, there's not really anywhere on the property that would be okay for it to be. I had code enforcement come out and I said, where do I put it? And this is where we came up with that would be the most logical place to do it.

Kim Buell: I will make a motion that we approve it for a side setback of 10' and 5' from the house.

Ray Stacy: 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 8:00PM the meeting is now adjourned.

Submitted by,
Chandra Jensen
Zoning Board Secretary