

Town of Sodus Zoning Board of Appeals
12/22/2025

PRESENT

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

ABSENT

GUESTS

Carl Lapp

David Johnson: It is 7:00, I will call the meeting to order. I'm going to state that the meeting is being recorded. Roll call:

David Johnson. John Hayslip. Kim Buell. James Russell. Sal Vittozzi. Ray Stacy.

David Johnson: Has everyone had a chance to review the minutes from the last meeting?

Kim Buell: I'll make a motion to approve the minutes from the last meeting. **John Hayslip:** I'll second. **David Johnson:** All in favor? All aye. Motion carried.

David Johnson: No neighbors are present for our applicant tonight.

Application #13360 – Special Use Permit to operate a commercial automobile auction house out of a building that is existing. Located at 7892 Ridge Rd. Sodus, NY 14551. Property owner Carl Lapp of Joseph Property Development LLC.

Applicant Presentation:

- He purchased the property several years ago; a body shop currently operates on site.
- The proposal is to utilize a **40' x 60' barn** to conduct **dealer-only car auctions**.
- Vehicles would arrive one to two days prior to auction and leave one to two days afterward.
- Auctions would operate **once per week**, with a target of **up to 100 vehicles per event**.
- Auctions are expected to last **two to four hours**, with a preferred start time around **10:00 AM**.
- The applicant has conducted outreach to dealers in Syracuse and Rochester and received positive interest.
- The site includes approximately **six acres**, with no immediately adjacent residential neighbors.
- Overflow parking may be accommodated with permission from the neighboring restaurant property.
- The property has historically hosted auto-related uses and car shows, including a 2019 event with approximately 125 vehicles.

Board Discussion:

Frequency and duration of auction events. Anticipated traffic volume and site circulation. Compatibility with existing auto-related uses. Historical use of the property. Infrastructure adequacy. Signage zoning requirements.

No objections were raised.

Public Comment: No neighbors were present.

Other questions related to hours of operation (proposed 6:30 AM – 6:30 PM) and the past uses of the property (feed store, auction house, lumber manufacturing, appliance store, and a prior attempted Airbnb). No objections were raised.

David Johnson: I need a motion to approve the Special Use Permit.

John Hayslip: I'll make a motion. **Kim Buell:** I'll second. **David Johnson:** All in favor? All aye. Motion carried.

David Johnson: If there is nothing further, I need a motion to adjourn.

John Hayslip: I'll make a motion. **Kim Buell:** I'll second. **David Johnson:** All in favor? All aye. Motion carried.
Meeting adjourned at 7:15 PM.

Submitted by,
Chandra Jensen
Zoning Board Secretary