

**Town of Sodus Zoning Board of Appeals**  
**1-27-2025**

**PRESENT**

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

**ABSENT**

David Johnson – Chair

**GUESTS**

Cole Lancaster  
Connie Agnew  
Chris Edmonds  
John Giovenco Jr.  
Scott Johnson

**John Hayslip:** It is 7:00PM Monday, January 27th. I am Calling the meeting to order.

I'd like to have Ray Stacy sit in for Dave Johnson. We have all our names in front of us, so welcome everybody to the process tonight. This meeting will be recorded so our secretary can do a better job of getting to capture all the pluses and minuses of the meeting. I'd like a motion to accept the minutes from the last meeting. **James Russell:** I'll make a motion. **Kim Buell:** I'll second it. **John Hayslip:** Any corrections? No corrections? All in favor? All ayes. Thank you.

**#13038 Area Variance** located at 6800 Mud Lane, by John Giovenco, to place a 32' x 48' pole barn, 50' from the road front where 75' is required.

**John Hayslip:** Motion to accept this application as a type two SEQR negative declaration.

**Kim Buell:** I'll make a motion for negative declaration. **James Russell:** I second the motion. **John Hayslip:** All ayes. Motion carried.

**John Hayslip:** John Giovenco, would you like to come forward and explain what you would like to do?

**John Giovenco:** Sure, you guys have all the drawings and pictures. I just recently subdivided my property on Mud Lane. It was a little over eight acres and I subdivided, selling a bigger barn. Then I kept two and a half acres. What I'm looking to do is just downsize the barn. It's just for storage, store my camper, store my excavator and what I'm looking for is a 50' setback instead of a 75' setback from the road. There is a drainage ditch that goes through and I'm trying to keep away from it.

**John Hayslip:** So, your only encumbrance for moving it back to the normal setback is the drainage ditch?

**John Giovenco:** Yes, the pad is going to be 100' x 125', I'm trying to keep the pad away from the ditch, not necessarily the barn, but it's the pad I'm trying to just keep so I can park, you know, some stuff on the backside too.

**Ray Stacy:** John, you have a pad that's 125' by 100'. You show in the drawings the barn being 50' with a 50' setback and so my question is, you have plenty of room there, why not be 75'?

**John Giovenco:** I made this drawing the ditch is a lot closer. If I took pictures of how the property is, there is a lot of vegetation, and the drainage ditch is wide. It spread over time. There are lots of willow trees that have fallen over and are blocking the flow.

**James Russell:** Any input from any neighbors? No input. All right.

**James Russell:** I want to make a motion to accept the application.

**Kim Buell:** I'll second that.

**John Hayslip:** All in favor? All ayes. Motion carried.

**#13014 Home Occupation** by Brandon Cooper to operate a firearms dealer from his home, located at 8271 Ridge Rd.

**John Hayslip:** The applicant is not present. I move that we table this application and have the secretary notify Mr. Cooper of this decision.

**Kim Buell:** I'll make a motion to table this application. **James Russell:** I second the motion. **John**

**Hayslip:** All ayes. Motion carried.

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**John Hayslip:** Darryl Maxam?

**#13039 Area Variance** by Darell Maxam to build five 242sf cabins with a floor area of 242sf when 750sf is required, located at 4766 Pilgrimage Rd.

**John Hayslip:** Motion to accept this application as a type two SEQR negative declaration.

**Kim Buell:** I'll make a motion for negative declaration. **James Russell:** I second the motion. **John**

**Hayslip:** All ayes. Motion carried.

**John Hayslip:** Darryl Maxam?

**Cole Lancaster:** Yeah, thank you. Hello, I'm Cole Lancaster and I'm representing Darryl Maxam from Maxman Hotel. He's looking to add to his tree houses on 4677 Pilgrimage Road.

Chandra Jensen: Just to recap this, the last planning and zoning board meetings for this property already approved the lots that he wants to build on, and he has the septic systems installed.

**Cole Lancaster:** He only changed the exterior look. Before he got them from Finland, the price was high, so he changed the exterior look and how they're being built. The buildings have a similar layout. One bathroom, one shower, the sink, and toilet. The septic system was already installed by us, Lancaster Trucking and Excavating, two years ago.

**James Russell:** Do we have neighbors?

**Chris Edmonds & Connie Agnew:** Yeah, we don't have any issues, we're just trying to learn.

**Chandra Jensen:** There haven't been any complaints through the code enforcement office.

**James Russell:** I want to make a motion to accept the application.

**Kim Buell:** I'll second that.

**John Hayslip:** All in favor? All ayes. Motion carried.

**John Hayslip:** If there is nothing left to discuss I motion to adjourn. **Kim Buell:** I will make a motion.

**Sal Vittozzi:** I second.

**John Hayslip:** All in favor. All ayes. The meeting adjourned at 7:23.

Submitted by,  
Chandra Jensen  
Zoning Board Secretary