

VILLAGE OF SODUS POINT  
ZONING BOARD OF APPEALS  
October 14, 2014

Present:

Tom Johns-acting Chair  
Vic Hill  
Dave Litzinger  
Joan Eckberg  
Erich Pfiffner

Absent:

John Love

Guests:

Mike Jenis Richard Fasse Laurie Hayden  
Mr.& Mrs. Wilbur Jeff Duncan Tom Frank  
Greg & Mary Sue Switzer Sue Bassage  
Brenda Frank Susan Acker Fred Cromeey  
Marilyn Burney Jean Hallagan  
Miriam Derivan Maxine Appleby Jan Stouch  
Gary & Cheryl Bruni Damien Weidemann  
Wynne- Mary, Bob, Kelsey, Ashley, Anastasia

Meeting called to order by Tom Johns at 7:00PM. Introductions were made by Chairman. Motion to declare all applications a Typell action under SEQR Law. No SEQR required- motion by Vic Hill, seconded by Joan Eckberg, all aye, carried.

The first application is an area variance request by Tom Frank of 8505 Greig Street, Sodus Point, NY to build a 27'6" x 48' modular home with 6' extension, 50' from road center of Wickham Blvd, Sodus Point, NY., when 58' is required and 8' of south end of home is 0' from side line when 5' is required. Mr. Frank explained his request. He owns the house to the east. Standard footer design. Susan Acker opposes the project-neighbor to the east. Board discussion- no combining of lots, main entrance west and east. Do not like 0' side setback. Joan Eckberg wants house moved to the west.

Chairman opened the meeting to public input at 7:01PM. Chairman closed the meeting to public input at 7:03PM and asked for Board questions. Motion to approve application as submitted by Vic Hill, seconded by Dave Litzinger w/ stipulations that setbacks should be 2'9" each side. All aye, carried.

The second application is an area variance request by Richard Fasse of 8258 South Shore Road, Sodus Point, NY to build a 4' x 12' north addition, 22' from road center when 40' is required and a 10' x35' north deck 22' from road center when 40' is required. Mr. Fasse explained his request. Planning Board site approval noted. Board discussion.

Chairman opened the meeting to public input at 7:12PM. Chairman closed the meeting to public input at 7:12PM and asked for Board questions. Motion to approve application as submitted by Vic Hill, seconded by Joan Eckberg. All aye, carried.

The third application is an area variance request by Michael Jenis of 7580 Lakestone Drive, Sodus Point, NY. To build a 9' x 20' open carport 3'6" from side property line when 5' is required and 31' from road center when 58' is required at 8478 Wickham Blvd., Sodus Point, NY. Mr. Jenis explained his request. New roof will be 2' below windows- no input- Board discussion.

Chairman opened the meeting to public input at 7:16PM. Chairman closed the meeting to public input at 7:16PM and asked for Board questions. Motion to approve application as submitted by Vic Hill, seconded by Dave Litzinger. All aye, carried.

The fourth application is an area variance request by Mary Wynne of 8569 Wickham Blvd., Sodus Point NY. To place a 28' x 80' double wide mobile home with a 14' x 28' south three-season room, 10'6" from front line when 25' is required and 11" from Second Street when 25' is required- also build a 26' x 34' garage 8'11" from front line when 25' is required, 2'2" from rear line when 12.5' is required and 7'6" from side line when 12.5' is required. Ms. Wynne explained her request. All submitted comments were noted and included. Ms. Wynne submitted pictures and showed the neighbors.

Chairman opened the meeting to public input at 7:33PM- Greg Switzer-no flood zone-noted opposition Letters of setback opposition. Mr. Switzer opposes the project. No hardship shown. Jean Hallagan represented the Converse family- opposes project. Fred Cromey opposes the project- used home-2001 model-questioned density- building too close to Second Street. Mr. Jenis does not think home fits. Damien Weidemann- neighbor to east- opposes project. Miriam Derivan opposes project. Chairman closed the meeting to public input at 7:58PM and asked for Board questions. Board discussion regarding changing setbacks questioned hardship. Motion to approve application as submitted by Vic Hill, no second- denied.

Under old business, minutes of the September 9, 2014 Zoning Board meeting were read and motion to approve was made by Vic Hill, seconded by Dave Litzinger. All aye, carried.

There being no further business, motion to adjourn at 8:30PM was made by Joan Eckberg, seconded by Dave Litzinger. All aye, carried.

Respectfully submitted,  
Al Hendrikse