

**VILLAGE OF SODUS POINT
ZONING BOARD OF APPEALS
July 21, 2015**

PRESENT:

John Love-Chairman
Tom Johns
Vic Hill
Dave Litzinger
Erich Pfiffner
Dave McDowell-AdHoc
Sue Bassage-AdHoc

ABSENT:

GUESTS:

John Graziose-Gerber Homes
Jim Quinn
Dave Brandt

The meeting was called to order by Chairman Love at 7:00PM. Introductions were made by Chairman. Motion by Tom Johns to declare all four applications to be heard as a Type II action under SEQR Law, so SEQR is complete, seconded by Vic Hill. All aye, carried.

The first application is an area variance request by John Santelli of 8299 South Shore Road, Sodus Point, NY 14555 to build a 18'6"x 13' roof over existing north deck 13' from front property line when 25' is required. David Brandt, contractor explained the request. No public input.

Chairman opened the meeting to public input at 7:02PM. Chairman closed the meeting to public input at 7:02PM. After Board discussion with deck being existing, the board voted unanimously to approve the request. Motion to approve application as submitted by Dave Litzinger, second by Vic Hill, all aye.

The second application is an area variance request by Gerber Homes, presented by John Graziose of Gerber Homes relative to 7068 Bayview Drive, Sodus Point, NY 14555 to demolish existing home and build a new ranch home 22' from front property line when 25' is required. John Graziose explained the request. The steepness of the lot requires the home to move forward by three feet to bring the rear walkout basement onto virgin soil and not fresh fill. No public input.

Chairman opened the meeting to public input at 7:08PM. Chairman closed the meeting to public input at 7:08PM. and asked for Board questions. After some discussion, the Board agrees with the hardship. Motion to approve application as submitted by Vic Hill, seconded by Tom Johns. All aye, carried.

The third application is a height variance request by Duane Moore of 7496 South Fitzhugh Street, Sodus Point, NY 14555 to build a 6' x 40' north privacy fence for a pool. Mr. Moore was absent from the meeting. The fence was already erected with no approval. No public input.

After some Board discussion the Board found no problem with the fence. Motion to approve as submitted by Tom Johns, seconded by Vic Hill. All aye, carried.

The fourth application is an area variance request by Ryan Palmitesso of 7447 Irwin Street, Sodus Point, NY 14555 to build an east second story roof dormer 14" from side property line when 5' is required and 17.93" from front property line when 25' is required and build a west- waterfront- second story deck, 11' x 16', 1.08' from front property line when 25' is required and .2' from side line when 5' is required. Mr. Palmitesso was absent from the meeting. The application was presented by Al Hendrikse, Code Enforcement Officer. No public input.

After some Board discussion considering the tight density of the area a motion was made to approve the application as submitted by Vic Hill, seconded by Dave Litzinger. All aye, carried.

Under old business, the Sodus Bay Yacht Club's application dated June 23, 2015 for wave attenuators did not have a determination completed on the short form SEQR. The SEQR was completed by the Village of Sodus Point Zoning Board of Appeals and a negative declaration was achieved by a motion made by Tom Johns, seconded by Vic Hill. All aye, carried.

Vic Hill made a motion to send a letter to the Sodus Point Village Board requesting a local law change defining "living fences" to fall under the fence ordinance. Motion was seconded by Tom Johns, all aye, carried.

Minutes of the June 23, 2015 Village of Sodus Point Zoning board of Appeals meeting read and motion to approve made by Vic Hill, seconded by Dave Litzinger. All aye, carried.

There being no further business motion to adjourn at 7:50PM was made by Vic Hill, seconded by Tom Johns. All aye, carried.

Respectfully submitted,
Al Hendrikse