

VILLAGE OF SODUS POINT
ZONING BOARD OF APPEALS

NOVEMBER 9, 2015

PRESENT

John Love-Chairman
Tom Johns
Vic Hill-Absent
Dave McDowell
Dave Litzinger
Sue Bassage-Ad Hoc
Eric Pfiffner

GUESTS

Mr. Wilber Bill Dixon
Nancy Marone Mr. Fagner
Lynn Marone Jean Hallagen
Ken Carson Karen Kedley
Bill Kedley Jan Dangler
Mrs. Burney D. Weidmann
Brenda Frank Tom Frank
Kathy Beretta

Meeting was called to order by Chairman Love at 7:00pm. Introductions were made. Sue Bassage sat on Board for the absent Vic Hill.

The first application is a special permit request under Chapter 86, Docks and Moorings, by Bill and Karen Kedley of 8337 South Shore Rd. Sodus Point, NY to build a 12'x20' North deck over the water attached to the west side of the existing 60' dock. Mr. Kedley explained his request. Meeting opened to public input at 7:05PM and closed to public input at 7:06PM with no public comments. Some board discussion. Short Form SEQR was completed with a motion for a negative declaration made by Tom Johns, seconded by Dave Litzinger, all aye, carried. Motion to approve the application as submitted made by Tom Johns, seconded by Dave McDowell, all aye, carried.

The second application is a special permit request under Chapter 86, Docks and Moorings, by Tom Frank of "Captain Jacks" of 8505 Greig Street, Sodus Point, NY to build three decks over the water on the North side of his restaurant. The east deck to be 13'x21', the middle deck to be 12'x22', and the west deck to be 12' x 22'. Mr. Frank explained his request. Decks to be for commercial seating and will be lighted. Chairman opened meeting to public input at 7:12PM. Having no public input, meeting was closed to public input at 7:12PM. Some board discussion. Short Form SEQR was completed and motion for a negative declaration was made by Tom Johns, seconded by Dave Litzinger, all aye, carried. Motion to approve application as submitted made by Dave Litzinger, seconded by Sue Bassage, all aye, carried.

The third application is an area variance request by Mary Wynne (Mesa Butte, LLC) of 8569 Wickham Blvd., Sodus Point, NY to build a 27.4" x 54" Cape Cod style modular home with a 12'x25' south porch 20.9' from front line when 25' is required. Also home has a 24'x30' North attached garage and proposed home is 12.6' from front line (Second St.) when 25' is required. Nancy Marone and Ken Carson represented Mary Wynne, and explained the project. Chairman opened the meeting to public comment at 7:16PM. Neighbors don't like project due to encroachments on setbacks, overall size, and setback from Second Street being 12.6'. All wanted setback of 15'. Many duplicate, unrelated complaints. Chairman closed the meeting to public input at 8:02PM. Some Board discussion. The 15' setback from Second St. was discussed again. Motion to declare this application a Type II Action under SEQR made by Tom Johns, seconded by Dave McDowell, all aye, carried so SEQR is complete. Motion to approve application as submitted made by Tom Johns, seconded by Sue Bassage, all nay, motion not carried. Motion for an amended plan to move the house from a 12.6' Second Street setback to 15', but retain the 5' setback on the west side made by Tom Johns, second by John Love, all aye, carried.

Last application by Dave Williamson was withdrawn.

Minutes of the October 13, 2015 meeting were read and motion to approve as written made by Dave McDowell, second by Sue Bassage, all aye, approved.

Being no further business, motion to adjourn at 8:25PM, made by Tom Johns, second by Sue Bassage, all aye, adjourned.

Village of Sodus Point
Zoning Board of Appeals