

VILLAGE OF SODUS POINT
ZONING BOARD OF APPEALS
JUNE 28, 2016

PRESENT

Tom Johns - Chairman
Sue Bassage
Laurie Hayden

ABSENT

Vic Hill

GUESTS

Kathy Berretta
Tom Frank
Jan Stouch
Jean Hallagan
Pete Hallagan
Naomie Crockford
CEO Kevin Drechel

Meeting was called to order by Chairman Tom Johns at 7:00PM

The first application was an area variance for Phil Sansone at 8434 Bay Street. CEO Kevin Drechel explained the application was withdrawn due to NYS Uniform Fire Code. Applicant will be applying for a variance through the State and depending on the outcome may be back before the Zoning Board.

The second application was a special permit request by Naomie Crockford at 7893 North Margaretta Road for the construction of 12x10' addition to be used as a hair salon. Naomie explained the addition is to be used part-time no more than four days per week. The addition is the same width of the house and will be completed by December 31, 2016. At 7:04PM Chairman Johns opened the floor to public comments. No public comments, Chairman closed comment period at 7:05. After board discussion a motion to approve application as submitted was made by Sue Bassage, seconded by Laurie Hayden, all aye, carried.

The third application was an area variance request by Tom Frank at 8472 Wickham Boulevard for construction of a 20'x 5'x 30" deck on the north side. Frank explained it was a small deck only 5' wide and 25 feet from the road. Frank noted the property at 8488 abutted out at same distance from the road and would be even with the deck when completed. Chairman opened the meeting to public input at 7:08P.M. Kathy Berretta was concerned about the parking and noted presently long trucks overflow into the road. Jan Stouch also noted the oversized vehicles crossing the white line into the street and commented that no tickets are ever issued by the police even after complaints. Jean Hallagan stated although things have improved at other properties owned by Frank she was not in favor of the deck due to known parking issues. Hallagan also noted she had witnessed problems with the snow plows going around the oversized vehicles noting a safety hazard when cars are coming up Wickham from the west. Peter Hallagan stated he was not in favor of the number of rentals in the neighborhood and could not support the deck expansion due to safety. The Chair read a letter from Susan Acker, the neighbor to the east expressing her concerns the addition would create a traffic hazard due to parking. A letter from Micheal Corke , neighbor to the north expressed the same concern. The Chair closed the public comment period at 7:22.

Board discussion: Sue Bassage was concerned about the number of required parking spots noting the area was already congested. Laurie Hayden expressed concern with walking traffic along that side of the road. Tom Johns noted concerns were raised regarding parking at the original application

hearing and Frank had stated the area was only going to be used for offloading. Laurie Hayden made a motion to approve the application as submitted, seconded by Tom Johns, all nay, denied.

Minutes of June 14, 2016 Village of Sodus Point Zoning Board of Appeals meeting were read and motion to approve was made by Tom Johns, seconded by Sue Bassage, all aye, carried.

There being no further business, meeting was adjourned at 7:30PM.

Village of Sodus Point
Zoning Board of Appeals