

**VILLAGE OF SODUS POINT  
ZONING BOARD OF APPEALS  
January 27, 2015**

**PRESENT:**

John Love-Chairman  
Dave Litzinger  
Erich Pfiffner  
Dave McDowell  
Sue Bassage-AdHoc

**ABSENT:**

Tom Johns  
Vic Hill

**GUESTS:**

Ed Duffy  
Fred Lindenhovius  
Todd DeWisleare  
Barbara Bruecker  
Christy Wood  
Martin Dudley  
Ed Krenzer  
Dennis O'Neil  
Don Lewis-  
AEY Engineering  
Maxine Appleby  
Mr. & Mrs. Pooler

The meeting was called to order by Chairman Love at 7:00PM. Introductions were made by Chairman. Motion to have ad hoc, Sue Basage and Dave McDowell sit in for absent Tom Johns and Vic Hill was made by Dave Litzinger, seconded by Erich Pfiffner, all aye, Carried.

The first application is a special permit request by Lakeside Leasing Limited of 7203 Route 14, Sodus Point, NY 14555 to build a 30' x 160' mini storage on his existing "LCR" parcel. Retention pond, driveways, lighting, etc., that will be discussed at Village of Sodus Point Planning Board site plan approval discussion. Chairman asked for summary of the overall parcel development plan- Don Lewis stated boat storage, boat repair and individual storage.. Chairman opened meeting to public input at 7:05PM. Todd DeWisleare, Planning Board Chairman, attended the meeting to relay the Planning Board's negative referral on the project and the reasoning behind the decision. Referenced Village Code, Chapter 190 wanting storage in Industrial Zone. Martin Dudley, a neighbor to south endorses project, Wayne Brown, neighbor, does not like the location but thinks storage is needed. Maxine Appleby wants to know what happens to building if project fails. Chairman closed meeting to public input at 7:40PM. Board discussion-Dave McDowell asked again what total plan for acreage is-Dennis O'Neil -three lots for sale for residential use, mini-storage remainder of land to be vacant. Dave Litzinger asked about shrubs on the berm. This request is a special permit for commercial use of lot, not variances. Chairman summarized all previous commercial uses of the parcel, grocery store, art studio, hardware store, boat repair and storage. Chairman read permitted uses in "LCR" for comparison. Motion to declare Village of Sodus Point lead agent in the short form SEQR review made by John Love, seconded by Dave McDowell, all aye, carried. Part1 of SEQR supplied by AEY Engineering. Part 2 completed by lead agent with no environmental impacts determined for the use only. Motion for negative declaration made by Dave Litzinger , seconded by Dave McDowell, all aye carried. Motion to approve application as submitted made by Dave Litzinger, seconded by Sue Bassage; Dave McDowell, John Love-aye, Erich Pfiffner-nay. Motion carried.

The second application is a special permit request under Chapter 86, Docks & Moorings by Barbara Bruecker of 8433 Sill Road, Sodus Point, NY 14555 to build a 6' x 90' dock with a 6' x 15' north "L" when Chapter 86 limits residential docks to 60'. Applicant has very low water in the area and the Village of

Sodus Point recognizes this issue. Chairman opened the meeting to public input at 7:40PM. Fred Lindenhovius, neighbor to the west questioned legal notice and reviewed dock plan. Chairman closed the meeting to public input at 7:47PM. Board discussion relative to low water area. Motion to declare Village of Sodus Point Zoning Board lead agent in the short form SEQR review made by Dave McDowell, seconded by Dave Litzinger, all aye, carried. Part1 of SEQR provided by applicant. Part2 completed by the lead agent with no environmental impacts. Motion to declare a negative declaration on the SEQR review made by Dave McDowell, seconded by Dave Litzinger, all aye , carried. Motion to approve application as submitted by Dave McDowell, seconded by Dave Litzinger, all aye , carried.

Both applications require Wayne County Planning Board referrals. Wayne County failed to hear applications and letter from Wayne County is included.

Under old business, minutes of the December 9, 2014 Zoning board Meeting were read and a motion to approve was made by Dave Litzinger, seconded by Erich Pfiffner, all aye, carried.

There being no further business motion to adjourn at 8:20PM was made by Sue Bassage, seconded by Erich Pfiffner. All aye, carried.

Respectfully submitted,  
Al Hendrikse