

VILLAGE OF SODUS POINT ZONING BOARD OF APPEALS

July 25, 2017

PRESENT

Tom Johns
Sue Bassage
Laurie Hayden
Lynn Carlyle
Larry LaForce
Vic Hill

ABSENT

GUESTS

Dennis Allis
Mr. and Mrs. Steinfeldt
CEO Kevin Druschel

Tom Johns called the meeting to order at 7:00 P.M

Minutes of the June 13th 2017 Village of Sodus Point Zoning Board of Appeals meeting were read. Vic Hill made a motion to approve, seconded by Laurie Hayden, Sue Bassage abstained, Johns, Hayden, LaForce, Hill, aye. **Approved.**

CEO Kevin gave an update on conditions set on the Wynne property prior to a COO:

- Door frames removed
- Plumbing removed
- Parking is being addressed
- No letter

The first application: Lois Steinfeldt, 8355 South Shore Rd; A request for review of code §190-18. Applicant wishes to construct an accessory building on the same footprint, however due to a high water level hardship may not complete in one-year time period.

Mrs. Steinfeld explained her plan for a property they have owned since the 50's. The high water levels have damaged an old waterfront accessory structure and they would like to remove it, grade the area to full in an old inlet and rebuild an accessory shed. Lois explained they might not be able to reconstruct the building within a twelve-month period.

7:12 Chairman Johns opened the floor for public comments. None. 7:13 closed.

Board Discussion:

Tom Johns did not see any issues.

Larry LaForce questioned the building use, Mrs. Steinfeldt replied it would be a block foundation and used for garden tools, lawnmower, etc.. No boat storage.

Laurie Hayden wanted to know if the building were demolished, what time period would reconstruction begin.

Sue Bassage would like to see a six-month extension, making it 18 months to rebuild on the same footprint, the building could be demolished now.

The Board decided to table the application until December 2017. CEO Kevin will issue a demolition permit.

The second application: Adrian Boyd, 7893 Lake Road; final approval to modify a barn for retail sales.

CEO Kevin explained Mr. Boyd is handicapped and could not attend the meeting. A letter of denial from Wayne County Planning Board was distributed. CEO Kevin explained there was a misunderstanding with the application; WC Planning Board assumed it was a new build and did not feel they had adequate information to make a decision. A decision letter from the VSP Planning board recommended approval with an outside condition.

Vic Hill made a motion to approve, with a condition of no outside storage, seconded by Larry LaForce. Tom Johns; aye, Laurie Hayden: aye, Larry LaForce; aye, Vic Hill; aye, Sue Bassage; aye. The application was approved with a super majority.

The third application: A review of a variance application tabled at the June 13th meeting, for Dennis Allis to tear down an existing garage and construct a new one. The area variance is for a 1' rear setback where 12'5" is required and a side yard setback for 8" where 12' 5" is required.

Dennis explained there was no change to the size of the garage but asked the board if they would accept a permanent deed agreement on all sides. He said it is difficult to scale down the size due to standard trusses. The applicant explained he had discussed the easement with an attorney and felt it was the best option.

7:30 Chairman Johns opened the floor for public comment, closed 7:31

Board Discussion:

Tom Johns expressed concern and felt he could only live with a minimum of 3' setback with a building centered on the lot.

Laurie Hayden asked if there were any alternatives, barn frame, different entrance possibly sharing a drive with the Tertineks, also questioned the number of vehicles. She asked CEO Kevin if there was a density issue. CEO Kevin calculated the area and confirmed they were compliant.

Larry and Laurie both expressed concern over the type of easement between the neighbors and questioned whether it would follow the property.

Vic Hill asked if the agreement would include an access clause and questioned how the SBJA could give up the equipment storage area.

All members expressed concern of setting a precedent in a congested community.

Tom Johns motioned to approve, seconded by Vic Hill, all nay. **Denied**

Being no further business, the meeting was adjourned at 8:00 P.M.

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