

VILLAGE OF SODUS POINT
ZONING BOARD OF APPEALS
SEPTEMBER 13, 2016

PRESENT

Tom Johns - Chairman
Sue Bassage
Laurie Hayden
Larry La Force
Vic Hill
Lynn Carlyle

ABSENT

GUESTS

CEO – Kevin Druschel
Art Ertel

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

The first application was an area variance request presented by Tim Gillard at 8195 South Shore Drive to erect a 12'x20' storage shed, 10 feet from side and rear lot where 12 1/2 ft. is required. Mr. Gillard explained that due to large trees on the property the proposed location of the shed was the only available space on the lot. The shed will be used for tools and miscellaneous lawn equipment. No concern of erosion. At 7:05 P.M. Chairman Johns opened the floor to public comments. No public comments, Chairman closed comment period at 7:06. After board discussion; a motion to approve as submitted was made by Vic Hill, seconded by Sue Bassage, all aye, carried.

The second application was a subdivision request from Penny Shockley on Lake Road for the division of 6.5 acres from 12.5 lot. CEO Kevin Dreschel advised the board Penny was not able to attend the meeting. CEO Druschel explained the lot would be divided to be used for a residence. There is a private road to the lot with water and sewer hook-ups for both off Lake Street Extension. Sue Bassage noted the eastern most lot is adjacent to Ms. Shockley's house at present. At 7:10 PM Chairman Johns opened the floor to public comments. Art Ertel was concerned that part of the right of way from Lake Road was deeded to Sharon Sill and questioned how services could be brought in. CEO Druschel explained there was a shared right away with Mr. Griffin from Lake Street Extension and Tom Johns pointed out the existing hookups from the location. Chairman closed the comment period at 7:13. Some discussion of the protected wetlands in the vicinity but no concern for any adverse impacts from subdividing the land. A motion to approve application as submitted was made by Vic Hill, seconded by Laurie Hayden, all aye, carried.

The third application was for a special use permit for Lakeside Leasing Storage and Autos, 7203 Route 14. V. Sodus Point for the sale of autos out of an existing climate controlled storage facility. The Planning Board was lead agency for SEQR review. Mr. Tom Podsiadlo presented. 2/3 of the existing structures will climate controlled for storage of specialty automobiles. Mr. Podsiadlo explained the cars were currently being stored at Ed Krenzer's building on Margaretta Road but the facility had been closed. He further explained there will be a limited number of cars parked outside the facility for resale.

At 7:21 PM Chairman Johns opened the floor to public comments. No public comment. The Chair closed the public comment period at 7:22 P.M.

Board discussion: Tom Johns noted if the operation was similar to the antique car dealer in Penn Yan it could be an added attraction for Sodus Point. Larry questioned if the operation was a satellite office to another dealer. Mr. Podsiadlo explained that it was more of a hobby noting sales come more from drive by interest. If approved, the Route 14 location would be the only dealer. Laurie Hayden expressed concern with the landscaping and wanted to make certain the additional shrubs would be properly cared for. Vic Hill asked about signage and Mr. Podsiadlo said the sign would be the same size as the mini storage. Chairman Johns read the Planning Board's referral with a recommendation to limit the storage to ten automobiles with no more four on display for sale outside. Also noted; a special use permit is not transferrable with the property.

Vic Hill made a motion to approve with a condition of no more then ten cars, seconded by Larry La Force, all aye, carried.

Minutes of August 9th, 2016 Village of Sodus Point Zoning Board of Appeals meeting were read and motion to approve was made by Laurie Hayden, seconded by Vic Hill, all aye, carried.

There being no further business, meeting was adjourned at 7:35PM.

Village of Sodus Point
Zoning Board of Appeals