

VILLAGE OF SODUS POINT  
ZONING BOARD OF APPEALS  
NOVEMBER 14, 2017

PRESENT

Tom Johns - Chairman  
Sue Bassage  
Laurie Hayden  
Larry La Force

ABSENT

Vic Hill  
Lynn Carlyle

GUESTS

CEO – Kevin Druschel  
Frank Grosz

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

The first application; an area variance for Frank Grosz, 8137 Sentell Street to build a 24'x 16' garage 2' from front where a 25' setback is required, and 2' from side where 12.5' setback is required.

Mr. Grosz explained the project and clarified the dimensions and set-backs. The proposed building is 7' from the side property and 2' from front where 25' is required. The building will replace the current 16' x 16' tent. The dimension from the center of the road is 33ft. to the front of the proposed building. Mr. Grosz explained the building site was the only area to build due to the rear yard elevation.

At 7:04 P.M. Chairman Johns opened the floor to public comments. No comments, Chairman closed the public comments at 7:05.

**Board Discussion:**

Chairman Johns asked if the structure could be moved toward the house. Mr. Grosz said he wants to keep the alignment with the current garage.

Larry LaForce raised concerns over safety issues due to the lack of clear visibility for neighbors pulling out onto Sentell. He also had concerns with fire apparatus ability to access the adjoining property.

Laurie Hayden asked if the new building would be the same height as the rear barn. Mr. Grosz explained both buildings would be 9' tall and in alignment with each other.

Sue Bassage said the building would be an improvement to the area but was concerned the building would not be in alignment with other garages and out buildings along the street.

Sue and Laurie would not have a problem if the building were closer to the house and met the front setback of 25'.

Sue Bassage motioned to approve, no second.

Chairman Johns explained the application could not be approved. Mr. Grosz asked if he could come back with a different plan, all agreed.

Sue Bassage motioned to approve the minutes of the November 1, 2017 meeting, seconded by Larry La Force, all aye.

Meeting adjourned at 7:32