

**VILLAGE OF SODUS POINT  
ZONING BOARD OF APPEALS  
June 12, 2018**

**PRESENT:** Tom Johns, Laurie Hayden, Larry LaForce, Sue Bassage, Vic Hill, Lynn Carlyle

**ABSENT:** none

**GUESTS:** CEO Kevin Druschel, Dianne Russell, Peter Grassl

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

**Application:**

- **Michael Healy 8605 Greig Street Sodus Point, NY;** Variance to install an 8' x 14' shed within 1' from side property line where 5' is required. The shed is to have a 1-hour fire separation along the inside with 5/8" drywall 4' along the ceiling and no overhang per International Fire Code. The shed will be replacing an existing boat house. **(CODE 190-11).**

*Secretary Neal noted the proof of publication and posting of the required legal notice in the Sun and Record.*

At 7:03 P.M. Chairman Johns opened the floor to public comments. Neighbor Peter Grassl stated that he had no issues with the project.

At 7:05 P.M. Chairman Johns closed the public comment period.

**Board Discussion:**

Tom questioned the placement and Mr. Healy explained it was really the only viable location so as not to block views and encroach on the limited size of the yard.

Sue and Vic had no issues with the project.

Laurie questioned the existing hedge row and Mr. Healy stated that only one tree would need to be removed in order to install the shed. Laurie also inquired what the lot density would be and CEO Druschel later determined that it was approximately 29% which falls below the CODE threshold of 30%.

Larry suggested it could be closer to the wooden walkway to increase the distance from the property line.

Lynn stated that the shed would be an improvement over the boat house that it is replacing.

A motion to approve the application as presented was made by Sue, 2<sup>nd</sup>: Vic.  
Motion carried (4-1) Ayes: Johns, LaForce, Bassage, Hill Nays: Hayden

- **Kevin Spear, 8288 Lake Street Street Sodus Point, NY;** Variance to install a 10' x 16' shed 3' from side property line where 7' is required and 3' from rear property line where 12.5' is required. (At the meeting, the applicant amended his application to 5' from the side property line and 5' from the rear property line.) **(CODE 190-11).**

*Secretary Neal noted the proof of publication and posting of the required legal notice in the Sun and Record.*

At 7:11 P.M. Chairman Johns opened the floor to public comments. Neighbor Diane Russell objected to the proximity to the side property line stating that it would obstruct her view.

At 7:18 P.M. Chairman Johns closed the public comment period.

CEO Druschel informed the Board that he had instructed the applicant that if the shed was dropped off prior to ZBA approval, it couldn't be placed closer than 7 feet which is the legal set-back. If the Board did not approve the setback, then the applicant would be asked to move the shed.

Tom, Laurie and Larry had no objections

Sue questioned the placement of the shed

Vic didn't see any issue with the view being obstructed

A motion to approve the application as amended by the applicant was made by Vic, 2<sup>nd</sup>: Laurie.

All voted in favor, none opposed. Ayes carried.

The minutes from the May 22, 2018 meeting were approved. Motion: Larry, 2<sup>nd</sup>: Laurie. *All voted in favor, none opposed. Ayes carried.*

Vic motioned to adjourn, 2<sup>nd</sup>: Laurie. *All voted in favor, none opposed. Ayes carried.*  
Meeting adjourned at 7:45 PM.

Next meeting June 26, 2018.