

Village of Sodus Point  
Zoning Board of Appeals  
January 29, 2013

**Present:**

John Love-Chairman  
Nick Mohr  
Dave Litzinger  
Eric Pfiffner-AdHoc

**Absent:**

Tom Johns  
Vic Hill  
Joan Eckberg-AdHoc

**Guests:**

John Graziose  
Mrs. Provo  
Steve Principio  
Dave Kocherberger  
Marcia Wyse  
Vera Woodland

Meeting was called to order by Chairman Love at 7:00P.M. Introductions were made by Chairman. Chairman Love appointed Eric Pfiffner to sit in for absent Tom Johns.

The first application is an area variance request by Gerber Homes of 1260 Ridge Road, Ontario, NY 14519 for a home built at 8522 Greig Street, Sodus Point, NY 14555. This home is 8'1" from east property line when 9'8" is required and 10'5" was previously approved by the Village of Sodus Point Planning Board. John Graziose spoke as a representative for Gerber Homes. Mr.Graziose explained his total responsibility. He submitted a site plan that the Village Planning approved; explained that main garage ended up being 2' too long, not shortened to as submitted. Mistake by architect but not caught by builder. Buried gutter drops are installed. Board discussion. Chairman read criteria for variance:

1. Detriment to neighbors-none
2. Benefit another way-not feasible
3. Is it substantial-9' is not considered
4. Will it have adverse effects-none
5. Is it self-created-yes, but not by homeowner

Chairman opened the meeting to public input at 7:12P.M. Chairman closed meeting to public input at 7:14P.M. and asked for Board questions. Motion to approve application as submitted by Nick Mohr, seconded by Dave Litzinger. All aye. Bev Provo, neighbor to the east has no problem. Nick Mohr is concerned about setting a precedent-each variance should be looked at individually. Chairman does not think homeowner should be penalized in any way.

Under old business, the minutes of November 18, 2012 Zoning Board Meeting were read and motion to approve was made by Nick Mohr, seconded by Dave Litzinger, all aye, carried.

There being no further business, motion to adjourn at 7:55P.M. was made by Dave Litzinger, seconded by Nick Mohr. All aye, carried.

Respectfully submitted,  
Al Hendrikse

VILLAGE OF SODUS POINT  
ZONING BOARD OF APPEALS

March 12, 2013

Present:

John Love-Chairman  
Dave Litzinger  
Joan Eckberg-AdHoc  
Eric Pffiffner-AdHoc

Absent:

Tom Johns  
Vic Hill  
Nick Mohr

Guests:

Peter Phillips  
Dave Brandt

Meeting was called to order by Chairman Love at 7:00PM Introductions were made by Chairman. Joan Eckberg & Eric Pffiffner to sit in for Tom Johns & Vic Hill. The first application is an area variance by Peter Phillips of 7104 Central Avenue, Sodus Point, NY to build a 10' x 14' shed 3' from side property line when 12.5' is required by zoning. Applicant explained he needs shed to put items from garage in shed for future taxidermy business. No public input. No Board questions regarding shed. Mrs Ianiri- neighbor to south endorsed shed.

Chairman opened the meeting to public input at 7:04PM. Chairman closed meeting to public input at 7:04PM and asked for Board questions. Motion to approve application as submitted by Joan Eckberg, seconded by Dave Litzinger. All aye, motion carried.

The second application is a special permit request by Peter Phillips of 7104 Central Avenue, Sodus Point, NY to operate a taxidermy shop from his residential garage Chairman opened the meeting to public input at 7:12PM. Dave Brandt, a neighbor asked if it would be full-time-answer-no. A two square foot sign is allowed. What happens to waste?-Shaker Town Waste will take animal waste. Chairman closed meeting to public input at 7:15PM. And asked for Board questions. Chairman explained this permit could be revoked if rules not followed. Chemicals were questioned- applicant showed the list of chemicals used. Motion to approve application as submitted by Joan Eckberg,with waste in closed containers, seconded by Dave Litzinger. All aye, motion carried. Planning board referral read and noted. Under old business, minutes of the January29, 2013 Zoning Board meeting were read and motion to approve was made by Dave Litzinger, seconded by Eric Pffiffner, all aye , carried. There being no further business, motion to adjourn at 7:40PM was made by Eric Pffiffner, seconded by Dave Litzinger. All aye, carried.

Respectfully submitted,

Al Hendrikse

**VILLAGE OF SODUS POINT  
ZONING BOARD OF APPEALS**

**May 14, 2013**

**Present:**

John Love-Chairman  
Tom Johns  
Vic Hill  
Nick Mohr  
Dave Litzinger  
Joan Eckberg-AdHoc  
Eric Pfiffner-AdHoc

**Guests:**

Mr.&Mrs. Corke  
Ike Provo  
Jim Fagner  
Steve Principio  
Bill Kedley  
Donna Stern  
Mike Schults

Jim Coady  
Art Ertel  
Brenda Frank  
Dave Crowe  
Horace Wright  
Phil Sanguedolce  
Chris Sanguedolce

Terry Gersey  
Vera Woodland  
Jerry Burns  
Larry LaForce  
Tom Frank  
Duncan

Meeting was called to order by Chairman Love at 7:PM. Introductions were made by Chairman.

The first application is a special permit request by Steve Principio of 8522 Greig Street, Sodus Point, NY to build a second dock (6' x 72') on west side of lot and a 6' connecting dock along breakwall between both docks. Short form SEQR was submitted. Steve Principio explained his request- needs dock for more boats. Dock to be the same construction; two lots previous- now only one when lots combined. Connecting walkway will be one step down from breakwall. This is a special permit, no hardship required. Chairman went through questions in the law for approval:

1. No inconvenience to neighbors or public or community
2. No property in vicinity will be affected or infringe on littoral rights
3. Use is compatible with adjoin properties
4. Will not impair navigation to public- no safety issue
5. DEC & Army Corps permit required
6. SEQR=yes
7. No public involved or involved facilities supplied
8. Intent of chapter met with no attachments

Chairman opened the meeting to public input at 7:03PM. Mike Shults spoke against project- stated no hardship- Shults feels existing dockage is enough. Shults can't see any public interest and opposes the walkway. Mr.Principio explained the walkway is to cover the rocks, claims Mr. Shults is jealous. He stated he never would have removed the two docks if he knew this would be a problem. Ike Provo opposes the two docks; he is neighbor to the east. Mr. Shults doesn't know if Principio has a boat??? Chairman Love expressed his disgust for Mike Shults. Vera Woodland- neighbor- liked project. Chairman closed the meeting to public input at 7:12PM and

asked for Board questions. Motion for lead agency in the SEQR-Part II was made by Tom Johns, seconded by Vic Hill. All aye. Motion for a negative declaration was made by Nick Mohr, seconded by Tom Johns. All aye. Board reviewed the application after all questions were serviced and a negative declaration made. Board noted a negative referral from Wayne County Planning . (Many residents already have more than one dock). Motion to approve with no commercial use or rental was made by Tom Johns, seconded by Vic Hill. All aye approved.

The second application is a special permit request by Captain Jacks of 8505 Greig Street, Sodus Point, NY to build a 15' x 28' deck over water connecting two existing docks for future customer seating. Tom Frank explained his request; shallow water area with no good use- more room for tables. Deck will be free span with no pilings. Water is 23" deep at deck north end. Board reviewed the application. A motion to be lead agent was made by Dave Litzinger, seconded by Nick Mohr, approved. Motion for a negative declaration made by Tom Johns, seconded by Dave Litzinger, approved. Chairman opened the meeting to public input at 7:35PM -- no public input. Chairman closed the meeting to public input at 7:35PM and asked for Board questions. After a negative declaration and all questions #1-#8 were serviced and the answer was no to all questions a motion to approve the application -- load's designed, was made by Tom Johns, seconded by Vic Hill. All aye, carried.

The third application is an area variance request by Terry Gersey of 7585 Eighth Street, Sodus Point, NY to place a 8' x 14' shed 5' from the property line when 12.5' is required. Mr. Gersey explained his request, wants to match neighbor's shed. Board discussion. Chairman opened the meeting to public input at 8:50PM.- no public input. Chairman closed meeting to public input at 8:50PM and asked for Board questions. Motion to approve application as submitted by Nick Mohr, seconded by Dave Litzinger. All aye, carried.

The fourth application is an area variance request by Bill Kedley of 8337 South Shore Road, Sodus Point, NY to build a 55' x 21' x 6.5' "L" shaped deck 3' from side property line when 5' is required and 0' from front line "water's edge" when 25' is required. Mr. Kedley explained his request. Mr. Crowe, engineer explained deck extension. Neighbor to east opposes dock placement, but not an issue now. Neighbor opposes deck placement on east side- right of way will not change. Some Board discussion- read area variance criteria, read and noted. Chairman opened the meeting to public input at 8:05PM. Chairman closed meeting to public input at 8:05PM and asked for Board questions. Motion to approve application as submitted by Vic Hill, seconded by Nick Mohr. All aye, carried.

The fifth application is an area variance request by Michael Corke of 7558 Seventh Street, Sodus Point, NY to build a new home with attached garage 12'8" from south line when 25' is required

and 15' from east line-front when 25' is required. Mr. Corke explained his application. Donna Stern, neighbor to the north does not like setback. Jerry Burns, neighbor on Seventh Street does not like the setbacks. Chairman opened the meeting to public input at 8:15PM. Chairman closed the meeting to public input at 8:22PM and asked for Board questions. Motion to approve with the stipulation of 17.5' on the east and 17'8" on the south made by Tom Johns, seconded by Nick Mohr. All aye, carried.

Under old business, minutes of March 12, 2013 Zoning Board Meeting were read and motion to approve was made by Dave Litzinger, seconded by John Love. All aye, carried.

There being no further business, motion to adjourn at 8:45PM was made by Nick Mohr, seconded by Dave Litzinger. All aye, carried.

Respectfully submitted,

Al Hendrikse

VILLAGE OF SODUS POINT  
ZONING BOARD OF APPEALS

May 28, 2013

Present:

John Love-Chairman  
Tom Johns  
Vic Hill  
Dave Litzinger  
Joan Eckberg-AdHoc

Absent:

Nick Mohr  
Dave Litzinger

Guests:

Laurie Hayden  
Eugene Hoad  
Mike Maloney

Meeting was called to order by Chairman Love at 7:00PM introductions were made by Chairman. Joan Eckberg & Eric Piffner sat in as Ad-Hocs.

The first application is an area variance by Laurie Hayden of 7588 Sixth Street, Sodus Point, New York 14555 to rebuild an existing lower north deck 12'2" x 23' and build a second story deck, 12'2" x 23', 5' 4" from side line when 12.5' is required, 15' from front line when 25' is required and 5'5" from rear line when 12.5' is required. Ms. Hayden explained her request with pictures. Board discussion- Eric Piffner-ok, Joan Eckberg-ok, Tom Johns-ok.

Chairman opened the meeting to public input at 7:05PM. Chairman closed meeting to public input at 7:05PM and asked for Board questions. Motion to approve application as submitted by Vic Hill, seconded by Joan Eckberg. All aye, motion carried.

The second application is an area variance request by Mike Maloney of 7086 Central Avenue, Sodus Point, New York 14555 to build an 8' x 14' south three season room over existing concrete deck 7'1" from property line when 25' is required. Mr. Maloney explained his request. Board discussion- no problems. Chairman opened the meeting to public input at 7:10PM and asked for Board questions. Motion to approve application as submitted by Tom Johns, seconded by Vic Hill. All aye, motion carried.

The third application is an area variance request by Eugene Hoad of 8606 Greig Street, Sodus Point, New York 14555 to place a 8' x 16' pre-fab shed 1' from side property line when 5' is required. Mr. Hoad explained his request. Neighbor has no problem. Board discussion- no problem. No public input. Motion by Tom Johns to approve the application as submitted, seconded by Vic Hill. All aye, carried.

The fourth application is an area variance request by Dawn and Klaus Michelson of 7587 Seventh Street, Sodus Point, New York 14555 to build a 14' x 20' garage 19' from front line when 25' is required and 6' from rear line when 12.5' is required. No show by applicant. Chairman noted Planning Board approval. Chairman opened the meeting to public input-none. Chairman closed the meeting to public input- none and asked for Board questions. Motion to approve application as submitted by Vic Hill, seconded by Tom Johns. All aye, carried.

Under old business, minutes of the May 14, 2013 Zoning Meeting were read and motion to approve was made by Vic Hill, seconded by Joan Eckberg, all aye, carried.

There being no further business, motion to adjourn at 7:28PM was made by Vic Hill, seconded by Tom Johns. All aye, carried.

Respectfully submitted,  
Al Hendrikse

**VILLAGE OF SODUS POINT  
ZONING BOARD OF APPEALS**

**June 25, 2013**

**Present:**

Tom Johns-Acting Chair  
Vic Hill  
Dave Litzinger  
Joan Eckberg-AdHoc

**Absent:**

John Love-Chairman  
Nick Mohr  
Eric Pliffner -AdHoc

**Guests:**

Mr.&Mrs. Jeff Shelters  
Mr.&Mrs. DeWolf  
Mr.&Mrs. Tony Shur  
Michael Shults

Meeting was called to order by Chairman Johns at 7:00PM. Introductions were made by Chairman.

The first application is an area variance request by Jeff Shelters of 8482 Wickham Blvd., Sodus Point, NY. The applicant has demolished a 20' x 24' single story addition and wants to rebuild a 20' x 28' two-story addition 56'7" from centerline when 58' is required and 9" from west side property line when 5' is required. The applicant explained his proposal and showed the board his plans. The applicant noted at the Village of Sodus Point Planning Board meeting it was suggested to make the addition 24' not 28'. Chairman opened the meeting to public input at 7:03PM. Shur's, the neighbor's came to say -no problem. DeWolf's had no objection. If someday adding a porch is done they don't want it to stick-out farther than the other houses. Chairman closed the meeting to public input at 7:07PM and asked for Board questions. A motion to approve the application as submitted was made by Vic Hill, seconded by Joan Eckberg. All nay, motion denied. A motion to change the dimensions 20' x 24' was made by Vic Hill, seconded by Dave Litzinger, all aye. Motion carried.

The second application is a variance request by Tony Cucchiara of 7445 Irwin Street, Sodus Point, NY to remove the north and south sections of the old house, rebuild the foundation, and using the same footprint as the old house build a new house 18'10" high -23'5" and 23" from front line when 25' is required and 0' from water's edge when 25' is required. Mike Shults looked over the plans with the Board and had no objections. Chairman opened the meeting to public input at 7:15PM. Chairman closed the meeting to public input at 7:23PM and asked for Board questions. Motion to approve application as submitted was made by Vic Hill, seconded by Joan Eckberg. All aye, approved.

Under old business, minutes of May 28, 2013 Zoning Board Meeting were read and motion to approve was made by Vic Hill, seconded by Joan Eckberg. All aye, carried.

There being no further business, motion to adjourn at 7:27PM was made by Vic Hill, seconded by Dave Litzinger. All aye, carried.

Respectfully submitted,  
Penny Bradler/ acting recording clerk

VILLAGE OF SODUS POINT  
ZONING BOARD OF APPEALS

August 27, 2013

Present:

John Love-Chairman  
Tom Johns  
Vic Hill  
Dave Litzinger  
Joan Eckberg-AdHoc  
Eric Pfiffner-AdHoc

Absent:

Nick Mohr

Guests:

Laurie Hayden  
Mr. Genstch  
Brian Schmitt  
Larry LaForce

Meeting was called to order by Chairman Love at 7:00PM Introductions were made by Chairman. Joan Eckberg sat in as Ad-Hoc.

The first application is an area variance by Laurie Hayden of 7588 Sixth Street, Sodus Point, New York to build a 4.5' spiral staircase on a pre-approved deck, 10' from front line when 25' is required. Ms. Hayden explained her request and showed pictures of project. Board asked why applicant finished project without permits. No Board comments. Tom Johns understands but doesn't like the fact it was done before approval.

Chairman opened the meeting to public input at 7:05PM. Mr. Genstch endorsed the project. Chairman closed meeting to public input at 7:08PM and asked for Board questions. Motion to approve application as submitted by Tom Johns, seconded by Vic Hill. All aye, motion carried.

The second application is variance request by Kathryn Marine of 7448 Route 14, Sodus Point, NY 14555 to change an "LCR" lot known as 7482 South Ontario Street, Sodus Point, NY to use it as a marina-commercial use to build a 90' x 190' storage building. CANCELLED BY VILLAGE- PLANNING REFERRAL REQUIRED.

Under old business, minutes of the June 25, 2013 Zoning Meeting were read and motion to approve was made by Dave Litzinger, seconded by Vic Hill, all aye, carried.

There being no further business, motion to adjourn at 7:40PM was made by Vic Hill, seconded by Dave Litzinger. All aye, carried.

Respectfully submitted,  
Al Hendrikse



**VILLAGE OF SODUS POINT  
ZONING BOARD OF APPEALS**

**September 24, 2013**

**Present:**

John Love-Chairman  
Tom Johns  
Vic Hill  
Dave Litzinger  
Joan Eckberg-AdHoc  
Eric Pffifner-AdHoc

**Absent:**

Nick Mohr

**Guests:**

Frank Posato  
Tom Hickey  
Leslie Hickey  
John Reynolds  
Christine Ludwig

Meeting was called to order by Chairman Love at 7:00PM Introductions were made by Chairman.

The first application is an area variance by John Reynolds of 8633 Greig Street, Sodus Point, NY to install a 6' x 82" privacy fence between two houses when zoning allows only 4' in height in a residential zone. Mr. Reynolds explained his request. Pictures were supplied.

Chairman opened the meeting to public input at 7:03PM. Chairman closed meeting to public input at 7:03PM and asked for Board questions. No input. Motion to approve application as submitted by Tom Johns, seconded by Vic Hill. All aye, motion carried.

The second application an area variance request by Tom & Leslie Hickey of 8594 Greig Street, Sodus Point, NY to raise roof by 4.5", 3.78' from side line when 5' is required. Mr. Hickey explained his request. Renovation project. Mr. Posato has no problem, neighbor.

Chairman opened the meeting 7:07PM. Chairman closed the meeting to public input at 7:07PM and asked for Board questions. Motion to approve application as submitted by Vic Hill, seconded by Dave Litzinger. All Aye, motion carried.

Under old business, minutes of the August 27, 2013 Zoning Meeting were deferred to the October 22, 2013 meeting.

There being no further business, motion to adjourn at 7:40PM was made by Vic Hill, seconded by Dave Litzinger. All aye, carried.

Respectfully submitted,  
Al Hendrikse

VILLAGE OF SODUS POINT  
ZONING BOARD OF APPEALS

November 12, 2013

<u>Present:</u>	<u>Absent:</u>	<u>Guests:</u>
John Love-Chairman	Nick Mohr	Frank Posato
Tom Johns	Vic Hill	Terry Wolfe
Dave Litzinger		Gary & Cheryl Bruni
Joan Eckberg-AdHoc		Richard Secours
Eric Pfiffner-AdHoc		Scott Converse
		Chris Howard

Meeting was called to order by Chairman Love at 7:00PM Introductions were made by Chairman. Joan Eckberg sat in as Ad-Hoc.

The first application is special permit request under Chapter 86 Docks & Moorings by Terry Wolfe of 8453 Sill Road, Sodus Point, NY 14555 to build a 5' x 100' dock with a 5' x 25' "L" shaped north end when Chapter 86 limits residential dock length to 60'. Applicant explained his request-low water. Tom Johns made a motion for a negative declaration SEQR, seconded by Dave Litzinger, carried. Tom Johns motion to approve, Eric Pfiffner, second. All aye, carried.

The second application is an area variance request by Scott Converse of 8561 Greig Street, Sodus Point, NY 14555 to build a 17' x 18' south single story addition, 3.7' from side property line when 5' is required. Applicant explained his request. No public input, Board has no issues.

Chairman opened the meeting to public input at 7:07PM. Chairman closed meeting to public input at 7:07PM and asked for Board questions. Motion to approve application by Dave Litzinger, seconded by Joan Eckberg. All aye, Carried.

The third application is an area or height variance request by Richard Secours of 8595 Grieg Street, Sodus Point, NY 14555 to replace two 6' high pre-existing, non-conforming fence sections with two 7' sections. Mr. Secours explained hi srequest and said he did not know he needed a permit. Frank Posato-neighbor, opposes fence. Mr. Posato showed pictures why he opposes the fence. Mr. Secours says the fence is the same length- not longer- Board sympathetic with me. Posato- right of use is not an entitlement. Dave Litzinger wants fence lowered to 6', Joan Eckberg agrees. Other east fence is replaced with new 4' fence, Tom Johns thinks it should be 6'.

Chairman opened the meeting to public input at 7:12PM Chairman closed the meeting to public input at 7:19PM and asked for board questions. Motion to approve the application as submitted by Tom Johns, no second-denied. Fence must be lowered to 6' within 30 days.

Under old business, minutes of the August 27, 2013 ; September 24, 2013; October 22, 2013 Zoning Meetings were read and motion to approve was made by Tom Johns, seconded by, Dave Litzinger all aye, carried.

There being no further business, motion to adjourn at 7:48PM was made by Tom Johns, seconded by Dave Litzinger. All aye, carried.

Respectfully submitted,  
Al Hendrikse