

## VILLAGE OF SODUS POINT ZONING BOARD OF APPEALS

August 8, 2017

### PRESENT

Tom Johns  
Laurie Hayden  
Larry LaForce  
Vic Hill

### ABSENT

Sue Bassage  
Lynn Carlyle

### GUESTS

Mr. and Mrs. Crane  
CEO Kevin Druschel  
Larisa Steinfeldt

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

**The first application** was for Carol Crane at 7440 South Ontario Street with an Area Variance request to construct a 12×20' deck 4' from waterfront where 25' is required. (190-11)

Carol explained the high water had taken out a portion of the shoreline where an old building sat. She had a contractor come in with fill and bolder riprap to protect the shoreline against future high water events, but the shoreline is now higher and it leaves a drop to the existing dock. Carol explained the project would be a standing deck that would make it easier for water access.

**7:02 Chairman Johns opened the floor for public comment, closed 7:03**

#### **Board Discussion:**

Tom Johns and Vic Hill did not see any issues and thought it would be an improvement.

Larry LaForce asked if there would be a fence and Carol answered no.

Laurie Hayden asked how the deck would be anchored as it was not ground level.

Vic Hill made a motion to approve, seconded by Larry, all aye. **Approved.**

**The second application** was for Larisa Dougherty 8185 Sentell Street for a Special Use Permit; 190-8 Retail Business not otherwise mentioned and 190-11 an Area Variance for 0' where 25' is required.

Larisa stated she would like to build a 12x16' structure to be used as shop for hand-made products. Presently she is renting space at the "Old School House" store on Lake Rd.

CEO Kevin explained there is a large village right away and the building would actually be 17' from the road at 0' feet and 33' from the middle of the road.

**7:10 Chairman Johns opened the floor for public comment, closed 7:11**

**Board Discussion:**

Tom Johns expressed concern over parking, noting over flow from the Franklin House. Larisa replied she had a good working relationship with Jessie (owner), and did not see it as a problem.

Larry LaForce asked for more information about the construction. The one story structure will be heated and will not have water hookup.

Laurie Hayden questioned parking and wanted to make certain the spaces were defined. She also questioned the 2' landing porch and asked if it was ADA compliant. CEO Kevin said they did not need ADA compliance and may actually need one step due to the grade.

Laurie Hayden made a motion to approve, seconded by Vic Hill, all aye.

**Approved.**

Minutes of the July 25th 2017 Village of Sodus Point Zoning Board of Appeals meeting were read. Vic Hill made a motion to approve, seconded by Laurie Hayden, all aye.

Being no further business, the meeting was adjourned at 7:30 P.M.

Village of Sodus Point Zoning Board of Appeals