

VILLAGE OF SODUS POINT
ZONING BOARD OF APPEALS

January 09, 2018

PRESENT

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

ABSENT

Vic Hill

GUESTS

CEO – Kevin
Mike Garlock
Tim Bonin
Bonnie Bonin
David Brandt

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

A Special Use Permit for Jennifer Harter, 7000 Route 14, (property currently owned by Ronald Raymer), for the installation a 10' diameter satellite dish when 42" is allowed in residential and LCR districts. (190-20)

The applicant was not present.

Chairman Johns explained the applicant needs approval because it is a contingency on the purchase of the property. A letter from the applicant explaining the functionality and use of the satellite dish was read. (exhibit 1)

1. Purchase of the entire lot to be subdivided at a later date for a 55+ community living.
2. 2 Acres for the Harter residence
3. 12 Acres to be used for organic farming to be farmed by war Veterans.

Ms. Harter was reached by phone to explain the project. The dish will be used by her partner who teaches language skills to Europeans. Presently the dish is located on Bond Road in Sodus.

Chairman Johns asked if there was new technology that would reduce the size. Ms. Harter replied, it was not economical. Laurie Hayden asked if the satellite required a special receiver. Ms. Harter replied, the receiver is the size of a VCR. Larry Laforce said he had experience with this type of satellite dish and wanted to make certain the tower was constructed and secured properly.

At 7:26 P.M. Chairman Johns opened the floor to public comments.

Mike Garlock objected to the size and wondered what would be.

David Brandt wanted to make certain everything needed to go through the Planning Board. And said Mr. Raymer is not going to subdivide the 17 acres.

At 7:32 the public comments were closed.

Board Discussion:

Sue Bassage did not like the fact the dish would be three times the size permitted, adding if there were vegetation it may be more pleasing to her.

Laurie Hayden does not like the idea of a dish being that large but understands why there is a need.

Larry LaForce understands the need and pointed out the house would be three times higher than the dish, so he does not have a problem.

Tom suggested the board stipulate landscaping as a condition.

Lynn Carlyle motioned that the Zoning board intends to act as lead agency in SEQR review for a Type II action, and declares a Negative Declaration under SEQR. Seconded by Laurie Hayden All aye

Larry LaForce motioned to approve the application on the condition the full 17 acres are purchased in its entirety. Seconded by Laurie Hayden.

Motion carried (4-1) Ayes: Carlye, Laforce, Johns, Hayden, Nays: Bassage

Kevin explained the application needs to go to Wayne County Planning Board, Village Planning Board and back to the ZBA for final approval.

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

Tom Johns motioned to adjoin, seconded by Larry Laforce, all aye Meeting adjointed at 8:00

(2)