



VILLAGE OF SODUS POINT
ZONING BOARD OF APPEALS

PO BOX 159 / 8356 BAY STREET

SODUS POINT, NY 14555

July 23, 2019

PRESENT: Tom Johns, Laurie Hayden, Vic Hill, Sue Bassage,

ABSENT: Lynn Carlyle, Steve Nesspor

GUEST: CEO K. Druschel

Chairman T. Johns called the meeting to order at 7:00pm.

Minutes of May 28, 2019 meeting were reviewed. Motion to accept the minutes with corrections, made by L. Hayden, 2nd; V. Hill. Motion carried.

Secretary Perce noted the proof of publication and posting of the required legal notice in "The Times of Wayne County".

New Business:

Applications:

Johnathan Haak- 7577 5th Street Sodus Point, NY 14555

Mr. Haak presented his application for an area variance to place a 10' x 12' fence 17' from the South property line where 5' is required and 64" from the West property line where 12.5' is required. Mr. Haak stated that he put the shed in this area to be courteous to the neighbors by not blocking their view of the lake. Chair Johns opened the floor to public discussion, no public questions or comments. Public discussion then closed. After a discussion among the Board, the main issue was determined to be the 17" from the South property line. CEO Druschel stated that the fire code requires any structure less than 5' away from neighboring property would need to have a fire wall. The fire wall would need to go across the ceiling with it extending from the side wall to 4.52 across the ceiling. Also, because it is less than 3' from the neighboring property it would not be allowed to have windows on this side or no break in the interior wall. Mr. Haak was asked if he agreed to comply with the changes to his shed for him to leave it where it is currently placed. Said changes being the window must be removed and the interior wall will need to be drywalled, the fire wall would need to then be installed up the south side of the side and go across the ceiling to a 4.52' mark. Motion made to accept the Variance request as submitted with fire proofing, type 2 unlisted action. Motion made by V. Hill, 2nd; S. Bassage. Motion carried.

Mike Williams- 8480 Wickham Blvd. Sodus Point, NY 14555

Mr. Williams presented his application for a variance to build a 16' x 18.3' deck 2.7' from the West property line where 5' is required. Also, to construct a 10' x 12' shed 2' from the East property line where 5' is required and 4' from the property structure where 8' is required. Both will be new structures allowing 43% lot coverage where 30% is allowed. Mr. Williams stated that he will be moving into this residence permanently and would like to construct a deck to be able to sit in the yard, currently with the lawn flooding he is unable to do that. Mr. Williams stated that deck would be approximately 12' off the ground, unsure yet if it will be free standing or connected to the residence. He would like a shed to be able to store his lawn mower and other things. The existing shed will be removed and a new one will be put up. Chair Johns opened the floor to public comment. No public comment or question. The location of the shed is the only concern from the Board. CEO Druschel stated that because of the shed being so close to neighboring property it would need to meet the proper fire code. Motion made to approve the variance request as submitted, with the fire proofing type 2 unlisted action also. Motion made by V. Hill, 2nd; S. Bassage. Motion carried.

Roby Cuyler-8492 Wickham Blvd. Sodus Point, NY 14555

Mr. Cuyler presented his variance request to construct a 12'x6' deck 9' from the rear property line where 12.5' is required and 3.8' from the East property line where 5' is required. Also, to construct a front door landing and steps 8.4' from the front where 25' is required. Both allowing 42% lot coverage where 30% is allowed. Mr. Cuyler stated that due to his property flooding he has raised his home 40" higher. Mr. Cuyler is asking for one step down off the deck to a 3' square landing along the North side. Along the back deck 3' from the East side he is asking to recess steps into deck, with one step down onto the deck from the patio door. Chair Johns opened the floor to public discussion. The only public concern was about height. Will all the homes being raised begin to set a precedence for the height of decks and stairs. Chair Johns stated that it would depend on the elevation of the home in question. Public comment closed. Discussion among the Board determined that the porch is the only issue they have. The porch would need a railing at a minimum of 30" high and the stairs would need to come in to 3' on the South side and then recess the stairs into the existing stair footprint. The railing should be eye appealing with spindle posts with a 4' space between each spindle. Motion made to approve the variance request deck and porch portion as presented. Approval of the stairs with the alteration on the South East corner and installation of rails on the deck. Motion made by V. Hill, 2nd; L. Hayden. Motion carried.

Motion to adjourn at 7:45pm. Motion made by S. Bassage, 2nd;L. Hayden. Motion carried.

Next meeting on August 13, 2019 at 7:00pm.