



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

**PO BOX 159 / 8356 BAY STREET**

SODUS POINT, NY 14555

**July 9, 2019**

**PRESENT:** Tom Johns, , Laurie Hayden, , Steve Nesspor, Vic Hill, Sue Bassage, Lynn Carlyle

**ABSENT:**

**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, 2<sup>nd</sup>; 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:**

**Jason Karasinski- 7317 Route 14 Sodus Point, NY 14555**

Mr. Karasinski is requesting a variance to install a mix of 6' and 8' fence as per plot drawing on property line to screen their commercial property from the neighbor's residential property. The fence would be 8' cedar privacy fence along the back of the building. The side fence would be 6' high vinyl fence and would be installed on the property line. Mr. Karasinski stated that the reason for the fence is to secure the property inside the building as it is job related property. Chair Johns opened the floor to public discussion, no comments or questions from the floor. After a brief discussion by the Board a motion was made to approve the application as submitted. Motion made by V. Hill, 2<sup>nd</sup>; L. Carlyle. Motion carried.

**Colleen and Terry Monje- 7101 Central Avenue Sodus Point, NY 14555**

Mr. and Mrs. Monje presented their request for variance to install a 6' fence where 4' is allowed. The fence would be made of cedar with an open horizontal top, with a polyurethane coating on both sides. The fence would only be on the North side of their property, leaving the back of the property open. The

request of the fence is for privacy as currently they have none. Chair Johns opened the request for public discussion. No questions or comments from the floor. The only comment from the Board was how it would alter the complexion of the neighborhood. A brief discussion ensued among the Board. Motion made to approve the application request as submitted. Motion made by V. Hill, 2<sup>nd</sup>; L. Carlyle. Motion carried.

**Ernest Strong- 8500 Wickham Blvd. Sodus Point, NY 14555**

Mr. Strong presented his application for a variance that would allow him to construct steps 0' from the front property line where 25' is required and steps 8' from the rear property line where 12.5' is required, And steps 0' from the West property line where 5' is required. Mr. Strong has raised his residence 4' higher for flooding purposes. Chair Johns opened the floor to public comment. No public questions or concerns. Motion made to accept the application as requested. Motion made by S. Bassage, 2<sup>nd</sup>; L. Hayden. Motion carried.

**Johnathan Haak- 7577 5<sup>th</sup> Street Sodus Point, NY 14555**

Mr. Haak was not present to present his request for a variance to place a 10x12 shed 17" from the South property line where 5' is required and 64" from the west property line where 12.5' is required. Chair Johns suggested to table the application. All in favor. Motion carried.

**Phil Leone-7573 5<sup>th</sup> Street Sodus point, NY 14555**

Mr. Leone presented his application for a variance to install a 6' fence where 4' is allowed. Mr. Leone is requesting this for privacy purposes. His neighbor's driveway is outside his daughter's bedroom window, the neighbors entertain in their driveway when they have company. He would like to install a vinyl fence on the line to serve as a privacy barrier. It would go no farther than to the front corner of his shed. Chair Johns opened the discussion to the public. One question by a concerned neighbor was if it would block her view of the water. Mr. Leone stated that the fence would not block her view, as the fence would end at the front edge of the house. After a brief discussion among the Board, the concern was the fact of many fences going up around the neighborhood. Motion was made to accept the request as presented. Motion made by V. Hill, 2<sup>nd</sup>; L. Carlyle. Motion carried.

**John Reynolds-7936 Lake Road Sodus Point, NY 14555**

Mr. Reynolds presented his reasons for a requesting a zoning change at his property. Mr. Reynolds stated that he would like to see the property zoning changed from residential to LCR. The property he has purchased has a 30x60 building on it and he would like to be able to use it for the possibility of boat storage as well as storing the possibility of overflow outside the building. The Board looked over the current zoning map and the question was asked if he could live with the option of a special permit to allow him to run a small business at his property. Mr. Reynolds stated, yes, he could however, historically the longevity of the property has been mainly a commercial property. Mr. Reynolds would

much rather have the zoning changed now, in any event he sells the property and the new owners would be able to also run a small business at that location without going through the process of acquiring a special permit or asking for a zoning change themselves. Mr. Reynolds was made aware of the process of the possibility of the zoning change request. Planning Board has already heard the request and sent the recommendation letter to the Zoning Board to be heard at this meeting. The next step would be for the Zoning Board to submit a recommendation letter to the Village Board. At the Village Board meeting Mr. Reynolds would be able to speak and voice his reasons of his request. Also, at this time a public hearing would be announced, to hear the questions and concern from neighbors. The anticipated date of the public hearing would be August 22,2019. If motion granted in favor of rezoning the property, then it would be changed. Chair Johns opened the floor to public comments. Neighbor Phil Leone stated that he was in favor of Mr. Reynold's request. No other public questions or concerns. After discussion from the Board it was stated that if the property changes from residential to LCR, the setbacks also change. Side setbacks become 2' from neighboring property. Motion made to send a letter of recommendation too the Village Board to review the request of zoning change from residential to LCR for Mr. Reynolds property located at 7936 Lake Road as well as the properties located at 7920 and 7924 Lake Road, not to include the Village property on Lake Road. Letter of recommendation will also include that the potential LCR zoning will only include up to the rear property line of Phil Leone's property on Lake Road. It will not be granted any further out. Motion made by L. Hayden, 2<sup>nd</sup>; L. Carlyle. Motion carried.

#### **Brandon Martin-7254 Route 14 Sodus Point, NY 14555**

Mr. Martin presented his request to build a 15,000 square foot building 45' tall where 35' is allowed. Mr. Martin is asking for the variance in the height to be able to have a big enough pitch to keep the snow off the roof as well as being able to have the ability to install a travel lift in the building and have storage space. Chair Johns opened the floor to public discussion, no questions or concerns from the floor, however CEO Druschel did state that he has received phone calls from neighboring residents expressing their concerns of the size of the building; The current building is 40'. Another concern was them loosing their view of the bay. A Board discussion took place and from the discussion it was determined that the property is not listed as wetlands, and the building will be 300-500' from the waterfront. Chair Johns stated that the application will have to go be presented to the Planning Board where a WAF and SQR form will be completed and from there it will need to go to County Board. A brief discussion on the future plans took place with Mr. Martin and the Board. Motion was made to approve the request for 45' as proposed and forward to the Planning Board. Motion made by S. Nesspor, 2<sup>nd</sup>; V. Hill. 4 in favor, 1 opposed.

Motion to adjourn at 8:20pm. Motion made by L. Hayden, 2<sup>nd</sup>;V. Hill. Motion carried.

Next meeting on July 23, 2019 at 7:00pm.

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