



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

**PO BOX 159 / 8356 BAY STREET**

SODUS POINT, NY 14555

**August 13, 2019**

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

**ABSENT:** Lynn Carlyle

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

Minutes of July 23, 2019 meeting were reviewed. Motion to accept the minutes made by S. Nesspor, 2<sup>nd</sup>; S. Bassage. 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:**

**Todd Hickmont- 7527 North Ontario Street Sodus Point, NY 14555**

Mr. Hickmont is requesting a variance to construct a 6' fence where 4' is allowed. Mr. Hickmont would also like to install a 4'x4' sign on the center of the fence advertising his bed and breakfast where such advertisement is only allowed on a community pole per CODE 190-26. Mr. Hickmont would like to install the fence to create a more defined property area as well as more privacy to his guests. Mr. Hickmont also feels that the 6' fence would allow a nice place to install a sign advertising his bed and breakfast location from the Bay Street side, making it easier for his guests to locate his business. Mr. Hickmont stated that he will probably light up the sign with a solar light, and the signing would be eye appealing. No questions or concerns from the Board. Motion made to accept the variance application as presented. Motion made by V. Hill, 2<sup>nd</sup>; S. Bassage. Motion carried.

**Steve Hyatt- 7114 Central Ave. Sodus Point, NY 14555**

Mr. Hyatt presented his application for a variance to construct a 2 story addition 20'x31' onto existing structure. Setbacks are all in compliance with CODE 190-11. The request for an area variance is

because of CODE 190-22. The addition will only be 2' from the existing accessory structure where 8' is required. Mr. Hyatt presented stamped blueprints for the Board to review. Mr. Hyatt feels that the addition to the property would be a great improvement. Mr. Hyatt also stated that currently the garage cannot be attached because it is not parallel to the house. Chair Johns opened the floor to public discussion. No questions or comments from the floor. Public comments closed. Motion made to accept the variance request with the condition of the type 2 unlisted fire wall per fire code to installed. Motion made by V. Hill 2<sup>nd</sup>; L. Hayden. Motion carried.

#### **Old Business:**

#### **Mary Wynne- 7581 2<sup>nd</sup> Street Sodus Point, NY 14555**

Damian Weidman spoke on behalf of himself and Mark Converse's concern over the above property. The owners of this property have listed the shed as a studio apartment rental, as well as the main house being rented out weekly/ nightly and that is could easily sleep 26 people. This has been seen on VRBO.com This is against the agreement the property owners signed when issued the permit with several stipulations in 2017. Mr. Weidman and Mr. Converse as well as other neighbors would like to see this blatant disregard of the permit conditions stopped immediately. The neighbors are asking what can be done, and what are the repercussions that will be presented to the Wynne's if they do not stop this illegal behavior. Mr. Weidman feels that the Wynne's have been untruthful since day one with the Village of Sodus Point. V. Hill suggested to the other Board members if they sent a letter warning the Wynne's that the Village is aware of them not complying with the rules and codes of Sodus Point and to the conditions set on their building permit, the Board could also send copies of the letter the Wynne's signed in 2017 acknowledging these conditions. V. Hill also suggested that if after they receive the letter from the Board stating that they stop the illegal activity at the property they run the risk of the Certificate of Occupancy being revoked immediately. Chair Johns stated that the Board will follow up further with CEO Druschel and that they will continue to aggressively pursue this issue.

Chair Johns informed the Board that CEO Druschel has meetings in Sodus on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month and CEO Druschel was wondering if the Board would consider changing the ZBA meetings to the 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month, so he would still be able to attend the meetings. The Board had no problem with this change.

Motion to adjourn at 7:45pm. Motion made by V. Hill, 2<sup>nd</sup>;L. Hayden. Motion carried.

Next meeting on August 27th, 2019 at 7:00pm.

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