

**Zoning Board of Appeals, Village of Sodus Point NY**  
**June 14, 2021 Meeting and Hearing for Variance Requests**  
**On Zoom and In Person at the Village Hall**

In attendance: Sue Bassage, Laurie Hayden, Tom Johns, Steve Nesspor

Others: Kathy Berretta on Zoom; CEO Kevin Druschel on Zoom

Applicants: Gail and Steve Vanderbrook on Zoom; Bill Dixon on Zoom

Missing: Lynn Carlyle

Tom Johns called the meeting to order at 7:00 p.m. He noted that Vic Hill is stepping down from the ZBA after many years of service.

Two applications were scheduled to be heard: Gail and Steve Vanderbrook at 8572 Gardenier Lane and Bill Dixon at 8431 Bay Street. These applications were advertised in the Wayne County Times and on the bulletin board in front of the Village Hall. They were also advertised on the Village Website under *Zoning Board Agenda* for June 14, 2021.

The Vanderbrook application involves construction of a 6-ft wide composite deck walkway over and adjacent to the steel bulkhead along the north property line. Mr. Vanderbrook stated the bulkhead was backfilled with light stone material, but it is difficult to get to the water's edge. The proposed walkway will rest on the bulkhead and not over the water. Skirting will be placed against the bulkhead to allow for a boat to rub up against it and hide the steel pile. The current dock will be removed.

Discussion was opened for public comment. No one from the public spoke, and public comment period was closed. After some discussion among ZBA members, Sue Bassage moved to accept the application as submitted, and Steve Nesspor seconded the motion. All voted in favor.

The second application was for Bill Dixon, who requested several variances for the property. The board decided to discuss and vote on each variance separately. The public was invited to comment on Mr. Dixon's request to build a 6 ft high fence on the property line at the northwestern edge of his property. He explained he would like to establish a private picnic area. The public was invited to comment, but no one did. Public comment was closed; there were no questions from the board. Sue moved to accept the application for the 6-ft fence. Steve seconded the motion, and all voted in favor.

Kathy Berretta advised the ZBA that the Planning Board did not weigh any of the other requests on Mr. Dixon's application.

Another aspect of Mr. Dixon's application included the placement of two awnings on the west side of the building: one toward the rear of the property, 3 ft wide and 4 ft long; and one

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toward the southwest side of the building 8 ft long and 3 ft wide where the door of his business is. The public was allowed to comment, but no comments were made. A board member asked why the difference in length between the two awnings. Mr. Dixon explained that the southwest door, closest to Bay Street, includes a window next to the door; he would like to cover both to make it look more uniform. Steve moved to accept this portion of the application as submitted; Laurie seconded the motion, and it passed unanimously.

Mr. Dixon also asked to place a 6'6" x 7'6" shed 3 feet from the property line where 12.5 feet is required. Comment was opened to the public, but there were no public comments. Mr. Dixon explained that he needed to navigate between two trees (one that is 3 ft in diameter). When Chairman Johns asked if the shed could be pushed back to the north lot line, he explained that he wants the shed close to this private picnic area, so as to store frequently used yard/picnic items and have them easily accessible. Sue moved that the application for the shed be accepted as presented. Steve seconded the motion. All voted in favor. Chairman Johns advised Mr. Dixon to contact CEO Kevin Druschel.

Minutes from the last meeting of May 24, 2021, were presented; Sue moved to accept the minutes, and Steve seconded the motion. All voted in favor.

Tom asked the CEO what is coming up on the docket for ZBA.

Kevin explained that as the lead agency, the Planning Board is collecting comments from agencies on the SEQR for Brandon Martin's request to increase the number of docks at Tidesides Marina. Costich Engineering is assisting the Planning Board to complete Parts 2 and 3. ZBA has 30 days to respond with comments to Planning, so this topic will be discussed at its next regular meeting in two weeks.

Temporary approval of dock extensions. CEO Druschel advised that he is starting to receive requests to put out dock extensions because of the low water. This has occurred before during low water years.

The ZBA agreed to allow applications up to 30 ft extensions, with the following conditions:

- not to exceed a total of 99 ft of dock length.
- The extensions must be removed by the end of the season – no later than October 31.
- Application for extension must include a snapshot of the current dock and include how much additional water depth will be gained with the extension. At least 6 inches or more has to be gained.
- The extension cannot infringe of riparian rights
- No pilings can be created to put in the dock extensions
- Only temporary hoists will be permitted on the dock extensions.

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- No T-shaped additions; only straight linear docks adhering to width as described in Chapter 86 of the Village code.
- All extensions must be approved and inspected by dock master
- No platforms
- The ZBA must approve any dock request over 99 ft.
- This will require 2 inspections at \$30 per inspection, so \$60 will be the cost of the application request.

Steve moved to approve temporary docks with the conditions above. Sue seconded the motion. All voted in favor of the motion.

Tom reminded everyone that we are looking for another member to the ZBA – will be ad hoc, and Lynn Carlyle will move up to permanent member of the board.

There being no further business, Steve moved to adjourn the meeting. Sue seconded the motion and all approved. Meeting was adjourned at 8:04 pm.

Laurie Hayden