

**ZBA Board members present:**

Sue Bassage, Lynn Carlyle, Laurie Hayden, Tom Johns

**Missing:** Steve Nesspor

**Public in attendance:** Michael Garlock, 7079 Sodus Bay Heights Drive

**Attending on Zoom:** CEO Kevin Druschel, Laurie Verbridge, Scott McClurg representing John Wildhack, Kim Bartosiewicz

The Village of Sodus Point Zoning Board of Appeals was called to order by chairperson Tom Johns at 7:00 p.m.

Chairperson Johns stated there were two applications for area variances at this meeting. Both were advertised in the Wayne County Times, as required by law, and on the village website. Neighbors to the applicants were also notified.

The first application for consideration was for **Mike Garlock, 7079 Sodus Bay Drive**, Sodus Point, to construct an addition to his home 14 feet by 28 feet, 5.5 feet from the west property line where 12.5 feet is required by code. This addition would give a total of 27% lot coverage.

Mr. Garlock advised this addition would be a kitchen and will be placed perpendicular to the existing house. He said that he is trying to avoid the cost of moving water and/or gas lines to do this, and this is his hardship in placing the addition where he has planned it. He stated two natural gas lines run onto the east side of his property, one going to the house and one toward the pool area. The water line runs on the west side of his property, and Mr. Garlock stated that the line probably sits on the edge of the Steger property at the roadway and then goes onto his lot. The property was originally 4 separate small lots that were merged into one tax bill; however, Mr. Garlock stated the deeds were not merged. CEO Druschel stated that for purpose of setback, the property is considered one lot, requiring a 12.5 setback on the side.

Chairperson Johns opened public comment. Mr. Garlock stated that his neighbor on the west side, Jim Steger, did not voice concerns. No one else spoke, and public comment was closed.

Chairperson Johns asked if the addition would be one story, and Mr. Garlock stated yes. Ms. Bassage asked about the trees, especially the one that is near the southern wall of the proposed structure. Mr. Garlock said that no trees would be removed. There is currently a porch on the house that would be removed. The addition will be on a slab with footers. Ms. Hayden asked about the positioning of the house. As it does not squarely sit on the lot, and the proposed structure will be placed perpendicular to the house, whether there is sufficient room for the 5.5 feet variance request. Mr. Garlock asked if he could request a greater variance at this time, but Chairman Johns advised that a new variance request would have to be submitted

and advertised. Stamped drawings will determine the exact placement of the addition and whether or not a greater variance would be needed.

Ms. Bassage moved to accept the application as presented with a 5.5 ft variance. Mr. Carlyle seconded the motion, and all voted in favor.

The last application before the ZBA is an area variance for **John Wildhack, 8411 Sill Shore Rd.,** Sodus Point, to construct a second story landing and egress steps from the second story deck to the ground 8 ft 8 inches in length and 2.5 feet from the east property line where 8 feet is required by code.

Scott McClurg represented John Wildhack, explaining that the project is planned to ensure that access to the lower level, where there is a double door and storage on the east side can still be accessed. He said the grade from the porch to the lower level is so great that steps would have to be run out at quite a distance, and the architect, Angela Donahoe, drew up this solution to address these issues.

Chairman Johns opened discussion to public comment. No one commented, and public comment was closed.

Ms. Bassage asked if there was no other way to provide egress to the existing upper deck out to the water. Mr. McClurg stated that he could speak with the architect to see if there would be a way to “squeeze” the landing and steps to meet the 8-foot side setback requirement. Chairman Johns advised that Mr. McClurg could meet with Kevin and the Planning Board to revisit this solution. Ms. Hayden stated that CEO Druschel told her that this project does not have to go before the Planning Board because it is under \$10,000. However, Ms. Hayden questioned how this project could possibly be less than that, given the architectural drawings/design that the ZBA board was given. Mr. McClurg stated that the footings would not cost that much, and that the other elements were not counted as part of the overall project. Mr. McClurg stated he would discuss with the architect to see if it would be possible to eliminate the need for a variance of 2.5 feet. This application was tabled.

**Approval of the December 27, 2021, minutes:** Ms. Bassage moved to accept the minutes of as provided; Mr. Carlyle seconded the motion, and all voted in favor.

**Old Business:** Flor application: Chairman Johns advised that he and CEO Druschel visited Mr. Flor on Wickham Blvd to reach agreement on the height and steps down on the west side of the door as specified by vote on Dec 27; however, no work has been done since they met.

**New business:** Tidesides application: CEO Druschel made copies of the documentation for the Martin Tidesides application for the ZBA, including the completed SEQR, tax map, parking diagram. The Planning Board would be discussing on the 19<sup>th</sup> to take action after completing site visits by individual board members at the Rt 14 property. At the last Planning Board meeting, Mr. Martin asked the Planning Board to revise the SEQR to acknowledge that he could use the Rt 14 property to store what he feels he has a right to store and what is being stored

currently. CEO Druschel stated that because it was a coordinated review, changes in the SEQR do not have to undergo a new public review. For purposes of the marina expansion application, the issues before the ZBA include:

- Fuel deck over water
- Boat house special permit
- The length of the docks
- Special permit for the number of the docks
- Dock width

The Rt 14 application is already a permitted use and will not come before the ZBA.

The Next ZBA meeting is scheduled for Jan 24; however, if the board cannot complete the agenda, Chairperson Johns suggested meeting January 31 as well. CEO Druschel will advertise that date as well. Chairperson Johns advised that he would be leaving for FL in early February.

There being no further business, Mr. Carlyle moved for adjournment; Ms. Bassage seconded the motion, and all voted in favor. Chairperson Johns adjourned the meeting at 7:53 p.m.

Laurie Hayden