

Town of Sodus Zoning Board of Appeals

04-22-2024

DRAFT

PRESENT

David Johnson – Chair
Ray Stacy - Ad Hoc
James Russell – Member
Kim Buell - Member
John Hayslip - Vice Chair

ABSENT

Sal Vittozzi - Member

GUESTS

Dale Roper
Gary Skuse
Claire McCabe

David Johnson: It is 7:00PM Monday, April 22nd. I am Calling the meeting to order.

Roll call: John Hayslip: Here. Kim Buell: Here. James Russel: Here. Ray Stacy: Here. Sal Vittozzi is absent. I need a motion to place Ray Stacy in as an Ad-Hoc for Sal Vittozzi. **Kim Buell:** I make a motion. **John Hayslip:** I second. All aye. Motion carried. **David Johnson:** I need a motion to approve the minutes from last month? **James Russell:** I'll move that we approve the minutes from last month. **Kim Buell:** I Second the motion. All aye. Motion caried.

Application #1723 - Area Variance by Claire McCabe and Gary Skuse to build a floating deck 49' from the waterfront where 65' is required from a previous variance granted. At the property located at 5529 Centenary Shores Rd. Sodus, NY 14551.

David Johnson: I need a motion to accept this application as a Type II negative declaration.

Kim Buell: I'll make the motion. **James Russell:** I'll second. All in favor. Motion carried.

Gary Skuse: We recently completed the construction of a house on a property we've owned since the fall of 2019. And we'd like to build a deck on the lake side of the house 49' from the edge of the bluff. The water is another 15-20 feet out, and of course, that varies. The deck would be 16 feet deep and the full width of the house. The deck will be floating, it won't be attached to the house in any way. And I'm going to set it in holes with concrete pads at the bottom so it's not anchored except by the dirt surrounding the post and it's removable if necessary.

Dale Roper: I Own the house to the east. My concern is that all the lots down there are double lots. Gary and Claire's lot merged three lots. And their log cabin was in the middle lot, which was about 70 feet from my garage. But now they built a new house on the east lot right next to mine. And I'm concerned that the deck will block the view of the lake from my bedroom window and it's going to look directly into my living room. Yeah, from the bedroom window, I won't be able to see over the top of the deck. Over the top of the railing.

Gary Skuse: Then we probably cut out about 18 to 24 inches out underneath the deck and still have just the deck without the railing.

John Hayslip: I make a motion to approve the 49' area variance if it's built under 18" high at ground level with no railing.

James Russell: I'll second that.

David Johnson: All in favor? All Aye, Motion Carried.

Gary Skuse: So just so I'm clear, so we'll make it as low as we can without digging into the ground.

David Johnson: Right.

David Johnson: Motion to adjourn. **Kim Buell:** I will make a motion. **James Russell:** I second.

David Johnson: All in favor. All aye. It is 7:23PM the meeting is adjourned.

Submitted by,
Chandra Jensen
Zoning Board Secretary