

Zoning Board of Appeals, Village of Sodus Point NY  
March 8, 2021 Meeting and Hearing for Variance Request on Zoom

In attendance: **ZBA Members:** Sue Bassage, Lynn Carlyle, Laurie Hayden, Steve Nesspor  
**Others:** Kevin Druschel, Code Enforcement Officer; Laurie Verbridge, Village Trustee; Variance Applicant Steve Camp  
Missing: Tom Johns, Vic Hill

Lynn Carlyle called the meeting to order at 7 pm with one application to be heard.

The variance application is for Steve Camp who is requesting a variance to place a 14' x 10' shed 5' from the rear property line where 12.5' is required and 5' from the west property line where 12.5' is required. (*190-11 Density Control*)

The application was advertised in the Wayne County Times and on the bulletin board in the front of the Village Hall. It was not advertised on the village website because of technical problems. The neighbors were notified of the hearing as well.

Neighbors are Patty Sasser and Joe DePaulo.

Steve Camp advised he has a sewer line running diagonally from in front of Patty's barn to the corner of Lummis St. which he says restricts placement. He has a full-size lot.

No one from the public spoke.

Ms. Hayden asked what the distance is from the sewer line to the proposed shed north wall, east corner. He said he didn't know but thinks it's 10-15 ft. She also asked why he is asking for 2 variances, each for 5 ft (south and west sides of his lot), since he has a full-size lot. Mr. Camp advised that there is an apple tree on the south side of the property, and his southern facing neighbor has a makeshift driveway in which he as parked his boat on Steve's land. Mr. Camp was asked if he has to tear down the apple tree. He replied no, and the shed will fit between the apple tree and the western side where his other neighbor's barn is.

The CEO was asked if neighbors weighed in on application, and he replied that PJ to the west said she approved of the application.

Ms. Hayden said based on the requirements and considerations the ZBA must weigh when determining approval for a variance, the project is not substantial, doesn't appear to have impact on neighborhood, won't destroy the character of the neighborhood, but it is a self-imposed hardship. Ms. Bassage concurred, reiterating that it is self created, but she understands why he wants to put it toward the corner of yard. Mr. Nesspor advised he felt the same, and he asked if fireproofing is required at that distance from Ms. Sasser's garage. The CEO advised that under 5 ft distance it would be required but not for 5 ft. or more. Mr. Carlyle said his questions were addressed.

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Mr. Nesspor moved to accept Mr. Camp's application as presented. Ms. Hayden seconded motion, All ZBA members present voted in favor. Mr. Camp was instructed to get his building permit from the CEO.

Further business:

When should the ZBA discuss Zombie Homes chapter work? Mr. Nesspor forwarded the example of the Oswego code in Word to refer to and advised of two other chapters for building requirements. He will forward those. Ms. Hayden asked if we need to map proposed chapter back to the original draft we were given. The CEO said no. Since the public must be included when the discussion takes place, the CEO will advertise. The date of this discussion is March 23 at 6:30 pm – in person and on zoom. A question was raised as to the due date for this draft chapter. The CEO advised that everything will be due by summer. Ms. Hayden will send email to CEO to remind him to advertise the date of the discussion among the ZBA.

The CEO was asked about items coming up on the docket. He advised that the townhouses on Rt 14 would be coming up with the Planning Board. He suggested comments be sent to them.

No minutes to approve. The CEO advised that he would contact Ashley to get last set of minutes, as she took minutes for this last meeting.

Ms. Bassage moved to adjourn meeting; Mr. Nesspor e seconded the motion. Mr. Carlyle adjourned meeting at 7:21 pm.

Laurie Hayden