



ZB Minutes, 7pm, 4-25-22  
Village of Sodus Point, NY

**Members Present:** Thomas Johns (Chair), Sue Bassage, Lynn Carlyle, Laurie Hayden, Mark Ketcham, Steve Nesspor

**Staff Present:** Keven Druschel, Code Enforcement Officer (CEO), Linda Youngman – Clerk

**Others present:** Phil Leone (in person), Steven Verdine, Daryl Walker, Mitzi Rose, Village of Sodus Point (CEO's computer)

**Announcement:** The advertisement of the meeting was published in Wayne Times and posted on the Village website.

**Establish Quorum:** A quorum of 3 members was established. The meeting was conducted in person with some public attendees joining remotely.

**Call to order:** The meeting was called to order by Chair Johns at 7:00 pm.

- 1. Area Variance Review, Steven Verdine, 8425 Sill Road, to subdivide 201.7 Square Feet of property to be added to 8417 Sill Rd. (CODE 190-11, 190-50). Also called Verdine/Terp/Roosa Subdivision, Tax map ref 71118-10-400570, 0.39 acres, final subdivision.**

Property owners at 8425 Sill Shore Road seek permission to subdivide 210.7 sq ft from their current parcel to sell to 8423 Sill Shore Road to square up property lines. Architect/Engineer is McMahon Larue Associate, LLC.

The Wayne County Planning Board reviewed this area variance request at their March 30, 2022 meeting and recommended that the project would have no significant county-wide impact, also known as NCI. They also offered significant input on the project including 1) proposed lots should meet municipal zoning regulations or variance for lot size, potential building setbacks, et. 2) necessary “cross-lot easements” should be in place to ensure existing and future development can maintain function and compatibility and 3) property owners should know that portions of the parcel may contain (or be near)

National wetland area and any planning/development should be done in accordance with regulations. Any questions, please contact Bret DeRoo at [bderoo@co.wayne.ny.us](mailto:bderoo@co.wayne.ny.us) or 315-946-5932.

Steven Verdine said the plan was to square up the property by subdividing 210.7 sq ft from their current parcel to sell to property owners at 8423 Sill Shore Road. Laurie Hayden said there was slight confusion on addresses in some paperwork. Steven Verdine clarified it was 8423 Sill Shore R.

Public comment - The Zoning Board did not receive any other public comments on this area variance review. The area variance application was approved by all members of the zoning board.

## **2. Area Variance Review, Daryl Walker, 7432 State Route 14, to construct a fence with 6' portions per plot drawing (CODE 121-4, 190-22(g)). Tax map ID 71119-17-182083**

Daryl Walker gave a short presentation about his proposal. He said a fence was to be installed being paid for along with his neighbors as a 50-50 split. His neighbors have a VRBO rental and there is lots of traffic with their patio coming up to his yard. The fence would be 8'x16', 6' high privacy fence, to the breakwall already existing. A shorter wrought iron fence would be installed to the neighbor's breakwall.

The fence review was opened for public comments – no public comments were received.

The Sodus Point Planning Board sent a listing of points from the Waterfront Assessment Form, WAF, to the Zoning Board regarding consideration of the planned fence. Daryl Walker said the request is being made since their neighbors were a B&B and people kept going onto his property. The fence is to keep his area more private and also to keep his dog on his property.

Chair Johns asked about the two different heights of the fence (6' and shorter). The request is to have some of the fence at 6' and other parts to be shorter. The wrought iron part of the fence is shorter to help keep visibility and views free from being obstructed. Part of an older fence is also being replaced. There will be an opening near the break wall for access.

The water assessment form (WAF) was reviewed as part of the package – members of the zoning board did not have concerns. Steve Nesspor moved to approve, Lynn Carlyle seconded, the entire board approved. Kevin Druschel said the fence is 12' off back of house, rest is 4' – the board did not have concerns.

All voting members approved the proposal.

**3. Area Variance Review, Phil Leone, 8487 Grieg Street, to place a 16' x12' shed 1' from rear property line where 15' is required and 1' from front property where 25' is required. (190-11). Tax map ID 71119-18-442199.**

Phil Leone ~~requested is planning to~~ add a 12'X16' shed ~~from near~~ his neighbor's properties (8485, 8489 and 8482 Grieg St) onto his property (8487 Grieg St) about 1' from rear setback where 15' is required and 1' from front property line where 25' is required, ~~resulting in:~~ about 33% lot coverage where 40% is allowed.

Phil Leone said the request was to bring in a ready-built shed (the shed on Bay Street extension) for storage - to keep contents more privately stored and kept from view. The request is for a shed, not a residence. No public comments were received.

Sue Bassage asked how far the planned shed would be from the boathouse and neighbor's property. Kevin Druschel said the size of the shed and location was within normal building requirements. Chair Johns had a concern about how close it is located to the water. Phil Leone said it was the best fit where his proposal was made. Laurie Hayden asked about the right of way since there was parking alongside his proposed fence. Phil Leone said there is a boathouse nearby but easement and parking has been checked and there is sufficient right of way. Oscar First owned the boathouse previously and the parking lot in that area was previously approved. The contractor reviewed requirements and said the proposed location seemed optimal for parking, right of way, etc. Laurie Hayden asked about Crescent's access and right of way. Phil Leone said they had been contacted and they were agreeable. Phil Leone said they were not pouring concrete or anything which would be more intrusive. They will not be hooking up utilities to the shed. Laurie Hayden asked about the clearance from the front property. Kevin Druschel said there was appropriate clearance. Phil Leone said the shed should not impact parking. Phil Leone stated that, if neighbors did not approve, he would seek permission to turn the shed sideways.

With proper fire protection on two sides of shed, the board considered approval. Sue Bassage motioned to approve the application if there is appropriate fire protection facing the other boat house and on front and back, Lynn Carlyle seconded. The proposal was approved by the entire board.

**Review minutes from previous meeting:** February 28, 2022. Minutes were reviewed by the Board with no correction. Sue Bassage motioned to approve previous minutes, Lynn Carlyle seconded. Minutes were approved.

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Four separate projects were discussed: Canaan's block fence, Eliza Hilton's huge project next door to Canaan, Steve Flor's unfinished project and the work that Bruce Carey is doing at Camp DeMolay.

Kevin Druschel advised that Shawn Canaan (purple truck owner) submitted a fence application to the Planning Board for its meeting on May 2. He proposes raising the ground inside the fence by 18 inches. He will use cement block for the fence. Chair Johns said he would need to bring his proposal to the ZB (zoning board). Kevin Druschel will find out more about what is proposed. The old boat house is not his. Eliza Hilton, Canaan's neighbor on the east side purchased wood. Barn wood was bought but they did not like the wood and are returning. The Eliza Hilton project was given an ultimatum about what can and can't be done.

Regarding Steve Flor's project on Wickham Blvd, Laurie Hayden said some of the height already built on Steve Flor's proposed deck will need to be ripped out. Chair Johns said we need a final plan from him before work can proceed further.

DeMolay's groundwork was also discussed. Kevin Druschel said site proposals would go to the planning board. Kevin Druschel showed pictures of the site where groundwork was reinforced by cement bars at the side of the embankment. Kevin Druschel said it was the first approval of this type of structure in NYS. Greener, softer shoreline would be protected by this type of structure. Chair Johns said the B&B in the house across the street would need to submit a proposal also. The Catholic Church's new owners were discussed and it was said that they would need to submit a proposal for renovation.

Chair Johns said the next ZB meeting would be May 9 at 7 pm.

**Motion to adjourn:** Lynn Carlyle made the motion to adjourn, Laurie Hayden seconded. The meeting was adjourned at 7:50 pm.