



## ZB (Zoning Board) Minutes, 5-9-22 Village of Sodus Point, NY

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

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

**Others present:** Matthew Terp (representing the Verdine proposal), Valeri Murray (neighbor to Steven Verdine)

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

**Establish Quorum:** A quorum of 5 members was established. The meeting was conducted in person and via Zoom 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, Steven Verdine, 8425 Sill Shore Rd, to construct a 6' fence 50' long per plot drawing. (190-22(g), 121-4, Tax Map ID 71118-10-400570)**

Property owners at 8425 Sill Shore Road seek permission to construct a 6' fence 50' long per plot drawing. (190-22(g), 121-4). 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.

Matthew Terp is a co-owner of this property with Steven Verdine and attended the ZB meeting. A previously approved 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 Rd. Subsequently, a 6' wooden shadow box privacy fence, 50' long, would be constructed south of Verdine's property. Neighbor to the N is 8423 Sill Rd, neighbor to the W is 8447 Sill Shore Rd, no neighbor to the E, and the final neighbor is 8427 Sill Shore Rd.

Matthew Terp said a 6' fence, shadow box format, would be constructed. Chair Johns asked why a 4' fence would not work. Matthew Terp said the bushes and arborvitae (fast-growing, easy care evergreen trees primarily used as a hedge and for privacy)

would not permit a shorter fence and they also wanted more privacy. Valeri Murray, neighbor, attended saying she wanted to be sure the fence went along the Verdine property line. She wanted to be sure it was either on the line or on the Verdine property. Otherwise, she was not concerned about the height of the fence. Chair Thomas Johns said the shadowbox fence would look the same on both sides. Sue Bassage talked to Val Murray and said the fence made good sense. Laurie Hayden asked about the exact location of the fence. Matthew Terp said it would be 25 to 30 feet to the south side of the property, although it cannot be seen in the pictures. Laurie Hayden said there were no other 6' fences in the neighborhood but there are split rail fences. Laurie said the proposed fence would be different from others in the area. Laurie Hayden also asked they ensure that it would not hit the neighbor's driveway. Matthew Terp said it would not and the fence would give his property a little more privacy. Laurie said this would set a precedent for 6' fence since this would be the first one in the neighborhood.

Public comment - The ZB did not receive other public comments on this fence review. The 6' shadowbox fence was approved by all members of the zoning board.

**Review minutes from previous meeting:** April 25, 2022 minutes will be sent to all ZB members for their review and approval.

Chair Thomas Johns asked if there was anything new from Kevin, CEO. Kevin replied that a pole barn request will be coming back, they will ask for permission. Chair Johns also asked about the Phil Leone property on Lake Road – Kevin replied that the landing is the first request, then 5<sup>th</sup> St would be the second request. Mark Ketcham asked about a hybrid meeting or in person. Chair Thomas Johns said they would continue as hybrid meetings. Mark Ketcham also asked about the Board members being able to go onto people's property to view the areas under consideration for proposals submitted to the ZB. Chair Johns and Kevin confirmed that ZB members can go onto properties, however, Kevin clarified that this should normally be done during work hours.

Chair Thomas Johns said the next ZB meeting would be May 23 at 7 pm.

**Motion to adjourn:** Sue Bassage made the motion to adjourn, Lynn Carlyle seconded. The meeting was adjourned at 7:25 pm.