



## ZB (Zoning Board) Minutes, 1-23-23 Village of Sodus Point, NY

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

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

**Others present:** Randy VanSlyke (zoom), Rick Gilbert (zoom), John Singer (zoom), Phil Leone

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

**Establish Quorum:** A quorum was established. Five full-time members were in attendance. 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**, Rick Gilbert, 7569 8th Street, to construct a 30' x 26'8" garage with living space above, 7'8" x 9'4" front entry way, 10' x 17' second story deck 10'2" from front property line where 25' is required and 10'1" from side property line where 12.5' is required allowing 35% lot coverage where 30% is allowed. (CODE 190-11)

Neighbor to the N is 7585 Eighth St, neighbor to the W is 7580 Lakestones Dr, neighbor to the E is 7572 Eighth St, and neighbor to the S is vacant.

Rick Gilbert spoke saying they wanted to move permanently to Sodus Point but need to create more living space at their property – a two car garage, more living space and storage space. He said the house is built at an angle which makes the variances necessary. He didn't intend to go over 30% - Kevin told him it would be about 35% instead of the allowed 30%.

Chair Johns opened public comment. The CEO put his telephone number on the screen for Mr. Singer to call for help hooking up to zoom permitting him to speak to the ZB.

Chair Johns clarified the lot was a double lot, 100' x 90', combining two 50'-45' sized lots. Laurie Hayden said that three variances are requested – density, south side setback and setback at front. She said the variance of 10 feet for the front setback was tight and would be closer to the road than the cottage to the north. While there is an empty lot to the south, the project would obscure view if that lot were to be developed. She also felt that the variance was substantial with 35% density vs the 30% requirement. Laurie Hayden asked if there was an alternative to the front property line where 25' is required and that the current project would more than double the footprint. Mr. Gilbert said it was 1800 square feet, and he would be losing a bedroom in the upstairs to try to keep it within variance allowances. The stairways are identical to original. Mr. Gilbert said there is a coat closet upstairs but no extra closet in the bedroom.

Chair Johns said they try to keep the house fronts fairly equal in distance to the street so they don't jut out. Mr. Gilbert said the only other option is to tear down the home if they are not permitted to build extra space to make the home livable for them. Mr. Gilbert said the problem is the house is built on an angle.

Mr. Singer noted that the project does not have the permitted space without a substantial variance. He expressed concern for other owners having access to the lakefront if the Gilberts were permitted to build closer to the street.

The CEO said full-size lots are 12,500 feet, but Mr. Gilbert's lot is 9,000. Mr. Singer is opposed to this project. Mr. Gilbert said if they were not given a variance to add construction to the existing house, they would likely not continue to live there. Laurie Hayden asked if they would consider building a smaller addition to their home. Mr. Gilbert said yes, they would consider building a smaller addition. He said they would consider a 15' offset. Questions were raised about where the water and sewer lines come into the property. These would need to be carefully considered for any revised proposals for additional construction to the existing house.

Steve Nesspor moved to accept the proposal as written. Lynn Carlyle seconded the motion. All ZB members voted nay against the proposal as written. Chair Johns recommended that Mr. Gilbert submit another proposal with a greater front setback. Mr. Gilbert asked for the ZB to make recommendations for what they proposed for a smaller addition closer to permitted allowances. Chair Johns clarified that the revised proposal needed to be closer to setback allowances.

**Review minutes from previous meetings:** Minutes from meetings of 10-24-22 and 11-

14-22 were reviewed; Sue Bassage moved to approve as amended and Lynn Carlyle seconded the motion. All voted in favor.

The CEO announced that there are a number of new proposals that will be coming up. Some of the new proposals are for new retail businesses, some are private residential. There is also a proposal for a new RV campsite. They are working on fire hydrants, bathrooms, etc. to get it to be approvable. The CEO reviewed rules for public meetings and zoom attendance. She also asked about Steve Flor's property – the CEO said he would check into what is being done (there is lots of dirt pushed up against the neighbor's foundation). Chair Johns asked about signs for lots that were being considered in proposals to the ZB. Would the PB also have signage to be put up around properties that were being considered?

**Motion to adjourn:** The motion was made to adjourn the meeting which carried unanimously, the meeting was adjourned by Chair Johns at 7:45 pm.

The next ZB meeting will be February 6 unless plans change.