



ZB (Zoning Board) Minutes, 2-13-23 Village of Sodus Point, NY

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

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

Others present: Randy Cornelius, Adam Cornelius, Peter Swift (zoom), Kathy Berretta (zoom), Greta Swift (zoom)

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 6:58 pm.

1. **Area Variance Application**, Peter Swift, 7589 5th Street, Sodus Point to construct a 1755 square foot residential structure per plans. The proposal is to construct a 1755 residential two-story single-family structure with a 978 square foot garage 8' from the waterfront side of the property where 25' is required, 8' from the rear property line where 12.5' is required and 12.5' from the road right of way where 25' is required yielding a lot coverage of 30%. Neighbor to the N is Wayne County, neighbor to the W is 7580 Sixth Street, neighbor to the E is 7592/7594 5th St and neighbor to the S is 7581 5th St.

Peter Swift spoke saying they wanted to construct a new property on their lot which is undersized. The proposed building is tight to the setbacks. The county owns the property to the N. He laid the home design out, starting with the NE corner and lined up with houses on Fifth St and with properties facing the shoreline. Randy and Adam Cornelius, who will be building the proposed home, attended the meeting to answer questions.

Chair Johns asked for public comments and there were two people on zoom – Greta Swift and Kathy Berretta. No comment from the public.

Sue Bassage said she spoke to neighbors at 7592 Fifth St and they did not have concerns. Chair Johns said he lived in the area; he said that the proposed home would be similar in size to the two houses across the street.

Laurie Hayden cited the criteria required for consideration of an area variance, saying the proposed construction wouldn't represent a detriment to existing properties. It is a 90x100 lot and it is larger than most other lots in the numbered streets. The proposed building is in line with nearby houses on the beach. The two homes across the street are very nice, and along with the addition on the yellow cottage behind the Johns' home, this project will add value to the neighborhood. The requested variances are not substantial but are in line with the homes in the area and the density of the proposed project is still 30%, as required by code. She questioned the fire code distance requirements from the CEO; he replied that it is a 5-foot requirement to adjacent building. She also questioned the drainage. Peter Swift said the gutters would extend out from the building by 1 or 2 feet and drain into the sand. She also questioned the NE and NW boundaries of the project based on the email reply he sent to her questions. The NW side is 13' from the N boundary, The NE side is minimum of 8'.

Sue Bassage walked the proposed construction area and said it would be a nice addition to the neighborhood. Lynn Carlyle agreed, Steve Nesspor agreed and Mark Ketcham agreed also. Lynn Carlyle motioned to accept the proposal, Sue Bassage seconded, the motion passed unanimously.

Voting record:

Chair Johns-yea, Laurie Hayden-yea, Sue Bassage-yea, Steve Nesspor-yea, Lynn Carlyle-yea

Review minutes from previous meetings: Minutes from meeting of 1-23-23 were not reviewed. ZB members will send their edits/corrections via email.

The CEO announced that there are a few new proposals coming to the ZB soon. Chair Johns asked about signs for lots that are being considered in proposals to the ZB. Would the PB also have signage to be put up around properties that were being considered? Chair Johns asked how much the signs would cost – the CEO said he is looking into this but the signs can be reused so the cost would not be too great. The CEO said we would only need about 16 signs total and they could be reused. Chair Johns said it would be very helpful for people to stake out the proposed area for construction so the ZB members can easily work out the dimensions of proposed construction.

The CEO said Bruce Carey had received preliminary site plan approval on the proposed RV campsite. However, he said the ZB would hear the special use permit and have as much time as needed to review the project. The application is currently with the county, and the ZB should have it next month. PB needs to wait for the special use permit approval from ZB before it can take final action. Chair Johns asked about SEQR. The CEO advised the PB completed the SEQR, and he will send the package to ZB members for their consideration on this project.

Motion to adjourn: The motion was made to adjourn the meeting (Chair Johns motioned, Sue Bassage seconded) which carried unanimously and the meeting was adjourned by Chair Johns at 7:23 pm.

The next ZB meeting will be February 27 unless plans change.