



ZB (Zoning Board) Minutes, 7-24-23 Village of Sodus Point, NY

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

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

Others present: Peter Swift (zoom), Kathy Berretta; Maxine Appleby, iPad 3, Daniel Pope, Village of Sodus Point, resident, Jereby Foss, A. Mack

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

Establish Quorum: A quorum of 3 was established. Four members were in attendance, and Chairman Johns appointed Mark Ketcham to vote. 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, 8528 Greig LLC**, 8528 Greig, to construct a 4'x34' roof extension 2.9 feet from front where 25' is required and 1.1' from side where 2 feet is required attaching to approved block wall per stamped plans allowing for 60% lot coverage where 40% is allowed. (CODE 190-11)

Chair Johns asked for a motion to approve the 4'x34' roof extension 2.9' from front where 25' is required and 1.1' from side where 2' is required attaching to approved block wall per stamped plans allowing for 60% lot coverage where 40% is allowed.

Dan Pope (zoom) spoke saying they changed the scope of the planned project. The entryway is smaller with more open space in the middle. It was about 1 foot off the property line but they have revised. They have reduced the interior area to increase the exterior area. The roof would cover only about half of the space. There would be open

space near the roofline. They wanted to increase the space but the addition's construction remains similar as before.

Chair Johns said the length would be cut down, the addition would have a roof, the entryway would be covered with a roof. The roof would be solid near Grieg St, there would be an enclosed entryway. The west wall would be a block wall with the entryway as a block wall also. The rafters would be exposed.

Chair Johns opened the proposal for public comment. No public comments. Chair Johns opened the proposal for ZB comments. Sue Bassage asked about overhang for the roof – Dan Pope said about 6 inches. There is no underground storm drainage near there and he is not sure what there is currently there. The roof line would go out 8 inches but will not go into the parking lot. The roof line would be 1.1 feet from the property line. Dan Pope said they would re-create water drainage similar to what is currently being done in other neighboring properties. Chair Johns said the wall is still 2 feet off the property line even though the roof line would be 1.1 feet from the property line.

Laurie Hayden asked about entrances from Grieg St – the builder said it would be a gate. Mark Ketcham did not have concerns about the proposal. Laurie Hayden asked about the appearance of the roof line over the open area – the builder said it would be an outdoor area in appearance. Laurie asked about the height of the open rafters – the builder said it would be 7 feet. Sue Bassage asked about door openings. Chair Johns said the proposal would fill the lot. Laurie said the proposal was 190-11, hardship for the code, not 190-8, density. Mark asked if any neighbors have raised concerns – Chair Johns said there were none.

Mark Ketcham moved to approved the proposal making it 190-11, Sue Bassage seconded, the motion passed unanimously.

Voting record: Chair Johns-yea, Laurie Hayden-yea, Mark Ketcham-yea, Sue Bassage-yea

Other business:

Review minutes from previous meetings: Minutes from meetings of 5-22-23 were reviewed, edited and approved. Mark Ketcham motioned to accept, Sue Bassage seconded, the previous minutes were approved. Linda Youngman would collect a flash drive from the 6-26-23 meeting to prepare minutes.

New Business: CEO Druschel said he has about 5 different cases that the ZB should consider. He asked if the ZB wants to keep the number of proposals to no more than 4 cases. Chair Johns asked about how difficult these new 5 cases might be. The Phil Leone

proposal needs to be discussed also. Kevin Druschel offered to send the new 5 proposals to the ZB so they can review.

Mark Ketcham asked if the ZB members can discuss proposals if they have not been publicly listed for consideration. Mark Ketcham said he noted that a particular case that was approved by the ZB is not proceeding as it was originally approved – Chair Johns said Mark should send a notice to Kevin Druschel so he can put in a stop work order. The CEO can challenge proceeding work on code also. Mark Ketcham also asked if a ZB member could change their vote if a case was being re-considered. The CEO said such considerations are totally up to the ZB (zoning board).

Old Business: Laurie Hayden spoke about two fences which are not in compliance. Phil Leone had 1 year to finish his fence (which was cut down to 6 ft). The CEO said they were expected to be done within one year. They could technically get about 30 months (starting at just before 6 months, 1 year after they started the fence, then another 6 months after the year if they started building just before the end of the 1 year). The CEO said his authority comes from 102, Village code.

Motion to adjourn: Mark Ketcham motioned to adjourn the meeting, Sue Bassage seconded which carried unanimously and the meeting was adjourned by Chair Johns at 7:40 pm.

The next ZB meeting will be August 7 unless plans change.