



ZB (Zoning Board) Minutes, 1-8-24 Village of Sodus Point, NY

ZB Members Present: Thomas Johns (Chair), Mark Ketcham, Lynn Carlyle, Sue Bassage, Steve Nessor,

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

Others present: Village of Sodus Point (zoom), Phone 1 (zoom), Daryl Walker (in person), Laurie Verbridge (in person), Kathy Berretta (zoom), iPad 4 (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 members were in attendance. The meeting was conducted in person and via Zoom.

Call to order: The meeting was called to order by Chair Johns at 6:59 pm

1. **Area Variance, Daryl Walker**, 7430 State Route 14, to construct a 2-story house per preliminary site plan with a rear deck 30'x78' footprint 3.87' from west property line where 8.7' is required. (CODE 190-11)

Chair Johns read the variance paperwork saying the footprint is close to the west property line since the plot is oddly-shaped and small. Daryl Walker spoke saying they planned a 30x56 2-story house with a 20ft deck, it will be 9ft from the property line on the other side. Their intention is to live at the property.

Laurie Verbridge spoke saying parking will become a real premium and asked why they can't locate the house more to the center of the plot. Laurie said she has spoken to other residents who are concerned about the specific location of the planned house on the property and they are concerned about parking. Chair Johns asked if they were suggesting the house be more centered on the property – Laurie said yes. Sue Bassage asked for more clarification of the location. Laurie Verbridge said a centered location would be beneficial for parking. Chair Johns said the planned property will be residential and needed to comply with residential rules for parking, not commercial.

Kevin clarified the requirements for setbacks for waterfront residential clearance. He got 8.7ft for the side setbacks (2ft is required for commercial). The parking for the RV lot is more than enough for cars coming to commercial properties in the area. Daryl said he will not build an

expensive house near a parking lot. If he had to be next to a parking lot, he wouldn't build a residential house there. Laurie said there is an investigation right now for a public pier right next to Daryl's lot which does not have parking considered. Laurie said she is only suggesting that the planned house be more centered on the lot. Daryl said he had no problem with that.

Chair Johns opened the case for public comment from any others on zoom. Chair Johns said the permit application is for a variance on the west side. He said there is a total of 12.8ft clearance on the two sides and if the house were to be centered there needs to be variances of both sides and the application would have to be readvertised. Chair Johns said the ZB should re-advertise for the other property line needing more setback. Kevin said the 15ft setback from the sewer line pipe can't be changed. Sue Bassage said she had no concerns about parking – if there was a commercial building there, it would require a 2 foot setback so why is a 3.87 ft setback a problem. Chair Johns said he had some concern for egress, but with a 9ft setback on the other side, it should be OK. Steve Nesspor had no concerns about clearance as did Mark Ketcham and Lynn Carlyle.

Steve Nesspor made the motion to accept the application as written, Mark Ketcham seconded, the motion passed unanimously. Chair Johns said the application was approved for setbacks and it is up to Daryl how he proceeds (he could choose to center the house as Laurie suggested but would need a new variance if he does that).

Voting record: Chair Johns-aye, Lynn Carlyle- aye, Mark Ketcham- aye, Steve Nesspor-aye, Sue Bassage- aye,

Old Business: The 25ft front clearance is off by about 2ft on the Rick Gilbert application submitted 2 weeks ago. Kevin said the surveyor needs to correct the mistake and the ZB will need to reconsider in a couple of weeks. Kevin said it is a 1 ½ft discrepancy from the submitted paperwork and will be closer to the road. The submitted plans said it would be 25ft but it is in reality 23ft. Kevin said he will bring a new map for the next ZB meeting, it is a surveyor's mistake and a revised map will be corrected.

Kevin said he wanted to update for the person living in his RV while his house is being built. The house is almost done so he will not need the RV to live in after that. Scott Johnson's house is almost done also, so the construction shed will be removed.

Review minutes from previous meetings: Minutes from meetings of 12-11-23 were reviewed. Sue Bassage motioned to approve, Steve Nesspor seconded, the minutes were approved by all.

New Business: Kevin Druschel said we were running out of new business (due to the winter season, not much new building will be done).

Motion to adjourn: Lynn Carlyle motioned to adjourn the meeting, Chair Johns seconded which carried unanimously and the meeting was adjourned by Chair Johns at 7:27 pm.

The next ZB meeting will be January 22 unless plans change.