



ZB (Zoning Board) Minutes, 10-23-23 Village of Sodus Point, NY

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

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

Others present: Kathy Berretta (zoom), Village of Sodus Point, Pamela Tobin (zoom), Phone 1 (zoom), Rick Gilbert (in person), Daniel Pope (zoom),

Announcement: The advertisement of the meeting was published in Wayne County Times and posted on the Village website. Tom Johns said that Laurie Hayden had resigned from the Zoning Board. She gave many good years of service to the Village and we are grateful for her dedicated service.

Establish Quorum: A quorum was established. Four 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 6:59 pm

1. **Area Variance, Rick Gilbert**, 7569 8th Street, to construct a 15'x27' 2 story garage per plans 8.5' from side property line where 12.5' is required and 10.3' from rear property line where 12.5' is required. Allowing for 35% lot coverage where 30% is allowed. (CODE 190-11)

Rick Gilbert spoke saying he wanted to construct a garage 8.5 ft from the side property where 12.5 ft is required and 10.3 ft from the rear property line where 12.5 ft is required. He said he does not have sufficient storage and the new garage would greatly increase his storage capacity. He would have a full downstairs and windows from the rear to permit light and air in the loft area. He does not want to chop the corners of the garage off. He is hoping to put a boat in there also so he needs it to be 10 ft wide.

Chair Johns said he would open the case to public discussion asking for zoom participants. There were no zoom attendees with comments. Chair Johns said this case is a revision of a proposal submitted about 1 year ago. Lynn Carlyle had no concerns. Sue Bassage said the proposal looked good. Mark Ketcham had no concerns. Sue Bassage motioned to approve the proposal, Mark Ketcham seconded, the proposal passed unanimously.

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

2. **Area Variance, David Tobin**, 8553 Greig Street, to construct a 48'x32' single family structure with a 20'x20' garage 5' from side property line where 7.2' is required. (CODE 190-11)

Dan Pope spoke for David Tobin. He said his audio was not very good. Chair Johns said the proposal was from David and Pam Tobin – they want to install a single-family home with a garage 5 ft from the side property line where 7.2 ft is required. Dan Pope said the lot coverage is not a problem but they want a 5 ft setback running North-South where 7.2 is required. They are willing to move the structure back an additional 2 ft from the water as suggested earlier by the Planning Board. There would be a 3-season room near the waterfront setback on one corner. They are more than happy to make the adjustment requested by the Planning Board.

Chair Johns said this is a replacement for an existing building so they are permitted to cover the existing footprint. Chair Johns opened the case for public comment. Chair Johns asked the CEO if the neighbors had made any concerning comments – Kevin said there were no concerns that had been brought forward. Sue Bassage asked about Mr. Shellhammer, neighbor, and whether he was going to build nearby – Kevin said he was not planning to do so. The CEO said the Zoning Board was going for one variance, not two, and they are moving the house closer to the property line. Chair Johns asked if the additional 2 ft setback from the water would cause a variance for roadside clearance. The CEO said no. Mark Ketcham asked if the previous construction would have been near the break wall or setback. Dan Pope said he would check his files. Dan Pope said that the original was a 40 ft lot, he can't answer the question since his blueprint doesn't show it.

Chair Johns said it would be a beautiful home. Lynn Carlyle had no issues. Sue Bassage said she thought the 5 ft setback was OK. Mark Ketcham motioned to approve the proposal as submitted, Lynn Carlyle seconded, the motion passed as submitted. Chair Johns said Dan Pope needed to discuss with Kevin Druschel. Dan Pope said that the owner would probably start construction in the spring.

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

Other business:

Review minutes from previous meetings: Minutes from meetings of 9-11-23 were reviewed and edits made and re-sent to ZB. Sue Bassage motioned to approve, Lynn Carlyle seconded, the minutes were approved by all. Minutes from meetings of 9-23-23 were reviewed and edits made and re-sent to ZB. Lynn Carlyle motioned to approve, Sue Bassage seconded, the 9-23-23 minutes were approved by all.

New Business: The seventh and Wickham street construction people need more information and they need to come back to another ZB meeting. Chair Johns said he saw someone building a shed near the golf course and asked if the person had gotten approval for that. The CEO said it was a European golf cart which was too big and the golf cart is in the driveway right now. The Village Board needs to vote on Mark Ketcham not being ad hoc anymore but being a full board member.

Old Business:

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 7:27 pm.

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

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