



ZB (Zoning Board) Minutes, 12-11-23 Village of Sodus Point, NY

ZB Members Present: Thomas Johns (Chair), Mark Ketcham, Sue Bassage, Steve Nesspor,

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

Others present: Village of Sodus Point (zoom), Rick Gilbert (in person), Scoty (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. Four 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, Rick Gilbert**, 7569 8th Street, to construct a 425 square foot 2 story garage per plans 8'8" from side property line where 12.5' is required. Allowing for 36% lot coverage where 30% is allowed. (CODE 190-11)

Rick Gilbert spoke saying he wanted to construct a 425 sq ft 2 story garage which would be 8'8" from side property line where 12'5" is required which would give 36% lot coverage where 30% is allowed. They hoped to build the garage such that they can enter the house from the garage but it would have made it much larger for the size of their lot - and Rick didn't want to touch the east bound part of their lot. They came up with an alternative plan which would end up being a 425 sq ft 2 story garage. Rick Gilbert passed out drawings of the planned garage for review by the ZB members.

Mark Ketcham had no concerns for the planned garage. Steve and Sue did not have concerns. Chair Tom Johns said he liked the way the new plans looked. Mark Ketcham motioned to approve the plans, Sue Bassage seconded, the motion passed unanimously.

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

Review minutes from previous meetings: Minutes from meetings of 11-27-23 were reviewed and edited. Steve Nesspor motioned to approve, Mark Ketcham seconded, the minutes were approved by all.

New Business: Mark Ketcham is now a full member of the zoning board (no longer ad hoc).

Old Business: Kevin said the Dangle application is being worked on. There is an SOP for the drain that was uncovered – the drain and future issues will be covered by the SOP. Sue Bassage said there would be ice at the top of the hill there during the winter months. Kevin said there is nothing else in the hopper right now. Chair Johns asked about shipping containers asking if they were required to get a permit. Kevin said that storage bins do not require permits – he would check to see if shipping containers constituted a structure which would require a permit.

Motion to adjourn: Tom Johns motioned to adjourn the meeting, Sue Bassage seconded which carried unanimously and the meeting was adjourned by Chair Johns at 7:14 pm.

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

The next ZB meeting will be January 8 unless plans change. Kevin will send a notice prior to the next meeting.