



ZB (Zoning Board) Minutes, 7-25-22 Village of Sodus Point, NY

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

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

Others present: Joe Pitti (zoom), K Gripsma, John Lunder, Jack Ruckdeshel, Guy Rykbost, Richard Secours (?)

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

Establish Quorum: A quorum was established with 5 full-time members and one alternate 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 7:00 pm.

1. Area Variance, Guy Rykbost, 8596 Greig Street to construct a 12'x6' shed 6' from the primary structure where 8' is required and 2' from the east property line where 5' is required allowing 35% lot coverage where 30% is allowed. (190-11)

Guy Rykbost originally constructed a 12'x 5' shed 0' from the primary structure where 8' is required and 0' from the east property line where 5' is required allowing 35% lot coverage where 30% is allowed. The CEO discovered this accessory structure which was constructed without a permit. The CEO had previously discussed with Mr. Rykbost the requirements for a shed and potential variance depending on the location. Neighbor to the N is 8597 Greig St, neighbor to the W is 8594 Greig St, neighbor to the E is 8598 Greig St and neighbor to the S is none. One of the neighbors, Joe Pitti, is against the shed since it butts up against his property.

Richard Secours said the existing entire shed has not been removed and it blocks his view. Joe Pitti said it was too close to his property line. He also did not like the steel side

framing being used. It would cause a glare on his property. He thinks the sides should be painted the same color as the house. He thinks 5' setback is more appropriate for Guy's shed. Chair Johns asked for additional public comment – none were given.

Chair Johns asked for ZB comments. The shed requested would be 2 ft from the property line which some ZBA members believe is too close. In response to Mr. Rykbost's comments on other sheds being close to property lines, Chair Johns said setback rules are tighter now. A two feet setback is too close. Sue Bassage suggested a 5' setback. A 5' setback was also suggested by Lynn Carlyle. The CEO showed an overhead view of the lots around Mr. Rykbost's property. There was some concern about view of waterfront for the new proposed placement of the shed. There is a kitchen window on Rykbost's property which also limits placement of the shed. The ZB considered several different spots where the shed might be placed. Laurie Hayden said she was concerned that the original shed frame has not yet been removed. CEO said that 0' setback is not acceptable. Ideally, the shed should be 5' setback. Laurie said the house is only about 2' from the property line. CEO said it was 2.6' from the property line. Laurie said the outer wall steel framing is a concern as it does not fit with other properties in the area.

Mr. Rykbost asked about the steel framing – why is it unacceptable? Chair Johns said steel framing was OK for roofs but not for the sides of a shed. CEO suggested an alternate placement for the shed. It is considered too close to the edge of the property.

Chair Johns suggested, as an alternative, an 8'X10' with 6' off from the house. Chair Johns asked the ZB to consider the original request. Lynn Carlyle motioned, Laurie Hayden seconded, the original motion was turned down, with all saying nay.

Chair Johns suggested an alternative placement to be considered by the ZB. Chair Johns suggested 8'X10' and 6' off from the house, 10' North to South and 8' wide (east to west) and 6' from the house. Thus, it would be an 8'X10' shed, 6' from house, with steel roof and non-steel siding 5' from the east line, including removal of the existing frame. Tom motioned to approve, Lynn seconded, the motion passed.

Mr. Rykbost spoke saying he didn't understand why his proposal was turned down. Chair Johns reiterated that the proposed shed was too close to the east property line. He further clarified that the alternate placement and amended size of his proposed shed was approved.

When Laurie Hayden asked when the framing from the illegal structure would be removed, Mr. Rykbost said he would be pouring footer in the next day or so. The framing would then be removed.

2. Area Variance, Kathy Gripsma, 7484 S. Fitzhugh Street, to allow to remain an 8-foot structure acting as a fence where 4' is allowed. (121-4, 190-22(g))

This is a fence review for Kathy Gripsma, 7484 S. Fitzhugh Street, to allow 8' stained glass housing to remain acting as a fence. (190-22(g), 121-4). Neighbor to the N is 7494 S. Fitzhugh St, neighbor to the W is 8342 Bay St, neighbor to the E is 7479 N Ontario St, neighbor to the S is 7478 S. Fitzhugh St.

In 2018, K Gripsma said they made several improvements to the house. They are in the process of building a privacy wall. The neighbors were concerned that their stained-glass fence did not have a permit, so they stopped for the moment. Ms. Gripsma stated that their neighbors can see the Gripsma property from their bedroom, thus K Gripsma wants a bit more privacy in their backyard. They built the 8 ft fence using some old garage doors. The windows are out of a church – all 5 windows will be stained glass. She is also putting flowers around the fence.

Chair Johns opened for public comment. Mr. Ruckdeschel spoke. Public comments were closed, and ZB members discussed. Laurie Hayden asked about the carport and screening around the carport. Mr. Ruckdeschel asked about sun glare off the south facing wall with the stained-glass wall. Mr. Lunder said the sun angles should not cause sun glare off the glass.

Mr. Lunder said the back side of the patio would remain open. K Gripsma said they are trying to ensure privacy for their patio area. Laurie Hayden inquired whether there were 3 sections near the carport and this was confirmed by Mr. Lunder. The carport is 12' off the property line. Sue Bassage said it almost seems like an addition but it is 12' off the property line.

Chair Johns said that other properties have had approvals for fences that are as high as the one proposed by K. Gripsma. Mr. Lunder said their property is somewhat elevated compared to their neighbors and this explains the taller fence. Sue made the motion to approve, Laurie Hayden seconded, the motion passed 4-1 (Mr. Nesspor voted nay) for an 8' fence 2' off the property line.

Other business. The zoning board discussed the property maintenance code. Questions were raised about wheelchair clearance on the sidewalks. The code specifies that streets and sidewalks must be kept clear and no fences should interfere with access.

Review minutes from previous meeting: July 11, 2022 minutes were sent to all ZB members for their review and edits/corrections made by Laurie Hayden. Minutes will be reviewed at the next ZB meeting.

New business: The next meeting will be on the 22nd as CEO is unavailable sooner. Maybe there will be a meeting on the 8th depending upon the number of cases brought forward.

Motion to adjourn: The meeting was adjourned by Chair Johns at 7:53 pm.