



ZB (Zoning Board) Minutes, 6-27-22 Village of Sodus Point, NY

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

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

Others present: Timmy P, Steve Vanderbrook, Ken Buckley (zoom), Colleen Buckley (zoom),

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

Establish Quorum: A quorum of 4 members was established with 4 full-time members, in attendance. The meeting was conducted via Zoom with some public attendees joining remotely.

Call to order: The meeting was called to order by Chair Hayden at 7:00 pm.

1. Area Variance, Guy Rykbost, 8596 Greig Street, to construct 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. (190-11).

Guy Rykbost constructed a 12'x5' 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. Pictures are included with the proposal submitted. 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. Mr. Rykbost is requesting a variance allowing the accessory structure to remain as it stands today. The packet includes the neighbor's survey to show the proximity of Mr. Rykbost house to the property line. Mr. Rykbost was not present at this hearing.

Chair Hayden said not all of the materials were appropriately submitted nor did the applicant show up, so this proposal was tabled. Steve Nesspor motioned, Mark Ketcham seconded, the proposal was tabled.

2. Area Variance, Gail Vanderbrook, 8572 Gardenier Lane, Sodus Point to construct a 6' x 12' long fence per plot drawing. (CODE 190-22(g) 121-4).

Gail Vanderbrook originally submitted a proposal to construct a 6' X 24' fence. However, she amended the fence length with her neighbor's and SP Planning Board's input to be 12'. Neighbor to the N is none, W neighbor is 7424 Wolcott St, E neighbor is 8574 Gardenier, no neighbor to the S.

This application was advertised as the original request; however, the ZB voted to disapprove this application at the last meeting of June 13. Chair Hayden cited Village Law, Section 7-712-a.12. Rehearing, which requires a motion and unanimous vote by the board to hold a rehearing to review any order, decision or determination of the board not previously reheard.

Chair Hayden asked for a motion to be made to consider this application. Mark Ketchum motioned, Steve Nesspor seconded, the board voted unanimously, and the motion was considered.

Steve Vanderbrook said the proposal was revised to show a fence layout that was 6' tall by 12' instead of 24'. This would give him a little more privacy. They want to put a hot tub on their patio. He said the fence would be 6' high, perpendicular to the house and going south. The patio is 12' wide currently, and the fence would just enclose the west side of the patio. This would not go past his neighbor's windows. The fence would start at the corner of his house. Steve Vanderbrook said he wanted a 6' high X 12' long fence. He had spoken to his neighbors, Ken and Colleen Buckley, and they appreciated a fence ending at 12' length total rather than 15' or the 24' originally proposed.

Public comment – Mrs. Colleen Buckley said they were happier with the 12' length fence (than the 24' originally proposed) saying they wanted the fence to end at the patio. If the fence extended beyond the patio, it would obstruct the view from their house. She also queried if the fence height could be kept at 4' height rather than 6'. Steve Vanderbrook said the 6' height gave more privacy from the Buckley's property. Elaine Allis from Gardenier Lane spoke. She did not agree with a 12 ft length fence on Gardenier Lane. She stated that her neighbors, Chris and Marty Tertinek, had written a letter as well in disagreement with this application. CEO Druschel stated that he did not receive this letter, nor did the ZBA board members receive it.

Chair Hayden asked for the ZB to comment. Mark Ketcham said the ZB had asked them to stop the fence at 12' length rather than 15' or 24' at the last meeting, and the new proposal is at 12' length. Sue Bassage said the ZB had not been asked for a 4' high fence. Chair Hayden said that the ZB needed to make a motion on the 24' X 6', Mark Ketcham motioned, Sue Bassage seconded, the motion for a 24' X 6' fence was voted down unanimously. Chair Hayden asked for a motion on the 12' X 6'. Mark Ketcham motioned, Steve Nesspor seconded, the motion passed unanimously for a 12' length X 6' height fence.

Review minutes from previous meeting: June 13, 2022 minutes were sent to all ZB members for their review and edits/corrections made. Several corrections were made during the ZB meeting. Laurie Hayden moved to approve, Sue Bassage seconded, all approved.

Mark Ketcham asked that statements to the zoning board be requested in writing and put into the minutes using the specific language used during the ZB meeting.

New business: Kevin Druschel said the proposal for a property across from the corner of Maiden Lane and the loop (Shawn Matla's house) will be brought back to the ZB. Kevin Druschel said that Mr. Rykbost's shed is currently in violation. Mark Ketchum asked Kevin Druschel to clarify requirements for owners to clean up trash when they had renters leaving a property. Chair Hayden suggested that a clarification be made to property owners to have trash picked up as per zoning requirements. Kevin Druschel said the village had run workshops to rewrite property maintenance requirements for citizens regarding their requirements on trash pickup. The draft chapter was tabled after complaints by a few people.

Steve Nesspor made a motion to adjourn, Mark Ketchum seconded, the motion passed unanimously to adjourn.

Motion to adjourn: The meeting was adjourned by Chair Hayden at 7:32 pm.