

Town of Sodus Zoning Board of Appeals

7/28/2025

DRAFT

PRESENT

David Johnson – Chair
James Russell – Member
Kim Buell – Member
John Hayslip - Vice Chair
Sal Vittozzi – Member

ABSENT

Ray Stacy - Ad Hoc

GUESTS

Scott Johnson
Anthony By
James Weeks

David Johnson: 7 o'clock, I will call the meeting to order. This meeting is being recorded. Roll call. David Johnson, John Hayslip, Kim Buell, Jim Russell, Salvatore Vittozzi.

John Hayslip: I need a motion to approve last month's meeting minutes. **John Hayslip:** I'll make a motion. **Kim Buell:** I will second. **David Johnson:** All in favor? All aye.

Application **#13168 Use Variance** to make a commercially used building into a residential living space by Jason Hinkelman at 8467 Ridge Rd.

David Johnson: Motion to table Jason Hinkelman for next month. He called and said he wouldn't make it tonight. **John Hayslip:** I will second. **David Johnson:** All in favor? All aye.

Application **#13190 Variance** on a Special Use Permit to add three new structures to the 10 cabins that were previously approved. Located at 4766 Pilgrimport Rd. Sodus, NY 14551, by Darrel Maxam.

David Johnson: I will open the meeting up for conversation after the Board has interviewed the applicant. Guests will address the Board not the applicant. Anthony?

Anthony By: Yes sir, I am the contractor speaking for the Maxam's tonight. Darryl contacted me a few hours ago he had an emergency and had to go out of town asking me if I could come here and represent him and his company. From my understanding of what he told me is we're here to discuss the permitting of the Airstream campers and the tiny house I'll do my best to answer any question. The plan is to add two Airstream campers and a tiny house. So, three portable structures that are very similar to campers. Two of them are traditional, you know, stainless steel looking Airstream camper, I'd say approximately 20 to 25 foot in length. And the other one is basically a wooden built camper, but it's still on a camper frame. Hooks up just like a camper as far as electric water and sewer in addition to these five little houses here.

David Johnson: I'm going to go ahead and open the public meeting. Anyone have any questions?

James Weeks: I'm a neighbor across the street. And the property that Mr. Maxam owns is poorly managed. There's been several issues since Mr. Maxam started the business on the property. First off, there was an issue with the construction vehicles parking on my property. I approached the driver, asked him to have it removed. Mr. Maxam had a problem with that. I explained to him and the authorities that it's not his property. He can't just park vehicles on my property. Then there's a lot of wood burning and towards the evening, with the atmospheric conditions, smoke just hovers. I've got to keep my windows closed, even this time of year. It smells. The fires aren't burning hot, they're smoldering. They're for these hot tubs that he has next to his cabins. I find that to be a health and quality of life issue. There's been traffic issues where people are

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missing the driveway to their place, turning around in mine. There's this gimmick with farm animals. Farm animals are just let run loose. They come on my property, they come on my neighbor's property, they eat the shrubs. I've got a photo right here of the goats. He's got pigs and he's got goats. These pigs that are rooted in Mr. and Mrs. Wood's lawn. This is their goats eating the shrubs. And this is property damage that Mr. Maxam did to my lawn less than three months ago. (Pictures handed out to the Board) Mr. Maxam did that about quarter to eleven at night.

David Johnson: So, you're saying the farm animals got loose on him here?

James Weeks: No, no. He lets them run. I've got a newspaper article, a Poughkeepsie Journal, from a couple months ago. And he puts it out, but he just lets the goats run around. When this happened, I also broke my fence, called the police, police came. Mr. Maxam promised to reimburse me for the damage to my fence and to my wall. I was skeptical. My gut feeling was right, he never paid.

John Hayslip: I'm sorry, what caused the damage?

James Weeks: He had a hot shot truck-trailer combination, make a delivery. He's got 48 acres to turn a vehicle around.

David Johnson: So, he didn't do the damage?

James Weeks: That's his vehicle. I've got another photo on my phone. It happened, it was late at night, it was dark. They went through my fence. I heard the commotion, woke me out of bed. About a quarter to 11 at night I heard the engines running I called the Police and they responded. Mr. Maxam didn't want the insurance claim filed. He said he would pay me. I said, well, I'll take cash. He said, I don't do cash. I said, I don't do personal checks. I'll take a certified check. He said, he'd mail it to you. He never did.

David Johnson: Do you have a copy of the police report for that too?

James Weeks: Yeah. Well, I don't have a police report. I have the officer that responded from the Wayne County Sheriff Department. He had an emergency. So, I didn't make any issue. He just let him go on his way. It's the maximum promise that he was paying in short order. I look for the check in the mail.

John Hayslip: Have you filed complaints to the town?

James Weeks: No, I haven't filed any complaints to the town. But I'm bringing this up right now. There's another problem. I think you had mentioned at the prior meeting when there was the initial approval for the cabins that Mr. Maxam stated he was going to live there. He hasn't lived there. To this day if you look at his license plate, it's out of state. He's had numerous people working there, and now he's down to immigrants that don't speak English. And when these problems arise, he can't even communicate with him. Another issue is it's kind of a ghost town. He's not even 50% full right now, even on the weekends. And now you want to put more structures up that will be more smoke if he does manage to fill them up, which I really doubt.

David Johnson: So, you have a problem with the smoke and the animals?

James Weeks: Yeah, I have a problem with the smoke. I have a problem with the traffic.

I mean, as far as the farm animals coming over here? It's part of their gimmick. You know, you get these city-idiot. They come from a couple hundred miles away, *terrific the farm animals*, any animals, it's part of their gimmick. You know, you get these city-its, they come from a couple

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hundred miles away and they're like, *oooooh, oooooh, a goat! With a bell around its neck*. Well, when they're not entertaining the guests, where are they going? They're going to our shrubs. They're going to our garden.

David Johnson: I make a motion to table this until the owner can be here.

John Hayslip: Yeah, he should definitely be here. I'll second that.

David Johnson: All in favor? All aye.

David Johnson: Any other thoughts? Do you have questions? All right if there is nothing left to discuss I need a motion to adjourn. **Kim Buell:** I will make a motion. **Sal Vittozzi:** I second. The meeting adjourned at 7:25.

Submitted by,
Chandra Jensen
Zoning Board Secretary