

TOWN OF SODUS ZONING BOARD
August 22nd, 2022

PRESENT

Steven Zonneville-Chair
James Russell
Don Buchwald
David Johnson Ad-Hoc
Sal Vittozzi Ad-Hoc
Kim Buell

ABSENT

John Hayslip-Vice Chair

GUESTS

Thomas Wood
Tricia Wood
James Weeks
Charles Moulton
Lisa Fletcher
Lynn Compton
Marguerite Rusk
Pamela Heald
Steven Heald
Jason Zecher
Christina Zecher
Paul Casalmir
Lisa Casalmir

Chairman Zonneville called the public meeting to order at 7:00PM. Sal Vittozzi was placed in the absence of John Hayslip. A motion was made by Don Buchwald to approve the minutes from the previous meeting. Motion seconded by James Russell. All were in favor. Motion carried.

The Chairman called forward Darrel Maxam to discuss his application. Mr. Maxam addressed the Zoning Board with his request for a special use permit to build tiny home vacation rentals at the property located on 4766 Pilgrimport Road. Mr. Maxam gave the Zoning Board some background about his family. His wife Patrice Coney grew up in Wayne County and moved back to the area from Georgia where they had a business building and renting vacation destination tiny homes. Mr. Maxam further explained his background in construction and architecture, and expressed his intentions of bringing business to the area that could generate agricultural tourism. Each cabin will be 300sf and accommodate two people. The rentals will not be intended for extended stays. The first phase of the project will be building five cabins on site, that will have a shared septic system. Engineered septic designs were submitted to the Zoning Board with stamp and signature. The second phase of the project would be to build another set of five cabins mirroring the first five, if everything goes according to the business plan.

James Russell asked if the rentals would be available in the winter. Mr. Maxam answered that the cabins will be built to accommodate guests 12 months a year, with R20 insulation and mini split unit heating with grizzly stoves.

After further review by the Board, The Chairman asked if any neighbors were present to voice their concerns. Tom Wood of Pilgrimport Road asked what water source the project would be using. His concern being that the residence of Pilgrimport Road have wells with low water levels. Mr. Maxam assured the neighbors that if the water table becomes an issue, he will have water attachment systems installed by underground tank.

Don Buchwald asked if any additional parking would be required. Mr. Maxam pointed out the planed diagram and reassured the Zoning Board that the original driveway to the existing residence would be used. Additional parking areas for each rental unit are off the original

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driveway, ADA compliant and will remain gravel. Mr. Maxam also pointed out that he had snow removal services in place.

Several of the neighbors expressed their concern over snowmobile riding, hiking and hunting accesses on Mr. Maxam's property. Mr. Maxam explained to the Zoning Board and his neighbors that the property is not going to be hunted or have hunting trails. There will not be access to snowmobile trails from his property due to the liability and potential damage to the land.

The Zoning Board determined that with the screening trees and layout of the project from the road, the character of the neighborhood would not be changed.

A motion was made by Don Buchwald to approve the first phase of the application as planned, with the allowance of the second phase septic system installation. James Russell seconded the motion. All were in favor. Motion carried.

The Chairman asked applicant # 1602 for area variance, by Jason Zecher, to come forward. Mr. Zecher addressed the Zoning Board requesting to build an 8' x 48' covered porch at a 30' setback where a 50' setback is required. The Zoning Board reviewed the layout of the house in relation to the road and determined that the house was built before the zoning setback was made. The Chairman asked if any concerned neighbors were present. No neighbors voiced concerns.

A motion was made by Dave Johnson to accept the application. Kim Buell seconded the motion. All were in favor, motion carried.

The Chairman asked applicant #1596, Lisa Fletcher, to come forward. Ms. Fletcher addressed the Zoning Board asking for an area variance on a tiny house of 288sf where 750sf is required. Ms. Fletcher explained that the home had previously been inspected and approved for permanent occupancy as her last residence in Red Creek. The tiny home was built to NYS code. Ms. Fletcher passed out pictures of the tiny home and explained that she wants to move the home to a vacant piece of land owned by Charles Moulton located at 5416 South Street. The home will sit 79' from the road and by on a permanent septic system. . The Chairman asked if any concerned neighbors were present. No neighbors voiced concerns.

Kim Buell Made a motion to accept the application. Dave Johnson seconded the motion. All were in favor. Motion Carried.

Having no further applicants, a motion to adjourn was made by James Russell. Motion seconded by Dave Johnson. All were in favor. Motion carried.

The Chairman closed the public meeting to adjourn at 8:11PM

Respectfully submitted by,
Chandra Jensen
Zoning Board Secretary