

**Village of Hilton Planning Board  
Meeting Minutes of October 25, 2011  
Approved November 8, 2011**

**Members Present:** Chairman Steinmetz, Robert Hunte, Shari Pearce,  
Mike McHenry, Mike Lissow

**Others Present:** Joe Lee, Mayor, Barry Klock, Michael Weldon,  
Recording Secretary Amy Harter

1. Call the meeting to order at 7:00 p.m. with the pledge of allegiance to the flag.
2. Chairman Steinmetz explained the Planning Board's responsibilities and functions.
3. **PRELIMINARY SITE PLAN REVIEW**

<b>Proposed Action-</b>	<b>Construct 24'x 31.5' Storage Building</b>
<b>Applicant-</b>	<b>Barry Klock</b>
<b>Address-</b>	<b>100 Old Hojack Lane</b>

  - a. Barry Klock was present to represent this application. At the October 11, 2011 meeting, Mr. Klock presented the Board with building plans including color samples. This additional meeting was called to review those submittals and continue the review process.
  - b. Mr. Klock is proposing to construct the building 5' from the north property line. He told the board he does not want to move the building at all, and will not build it if he cannot place it with the 5' setback as requested. Mr. Klock said that he has been in business 30 years, and the trees are a "natural lot line". He is requesting it be constructed in this particular location for the site line out of his west window. This would keep a decent view for his secretary. He stated in the future he may decide to subdivide and sell a portion of his lot. If the building were constructed where he is proposing, the lot would be more attractive to buyers.
  - c. A letter dated October 20, 2011 was received in the Village Office from St. Leo's Church opposing the proposed location of the building.
  - d. Chairman Steinmetz explained he does not see a compelling need for the building to be located only 5' from the lot line. He continued that in the future another owner may decide to change the buildings use therefore we must maintain the integrity of the setback. Chairman Steinmetz explained that if St. Leo's church sells off property, they should not be encumbered by this project. Bob Hunte stated that the Zoning Board is capable of determining if a variance shall be granted, the Planning Board's job is to look at the site and if it is a working plan. If the use was different (other than storage) he would prefer a buffer but for this use he has no issue with a setback of 5'. He continued that the Planning Board should look at the impact on village services, such as traffic, and water runoff, which are typical site issues. He said this application has no negative impact to the village. When an applicant comes to the board with such a proposal we are adding to our tax base to our community, we are to consider not only the negatives but the positives to community as well. Mike McHenry told the applicant lawn mowing may become difficult behind this building. He continued that there are options to move the building farther from property line. This proposed location limits the church somewhat to future changes. A compromise would be welcome. Shari Pearce stated the applicant's reason for the proposed location is not compelling, and there is enough room to position the building elsewhere on his lot. She stated the job of the Planning Board is to plan for the future. Public opposition is another reason for her objection. Mike Lissow stated the property line is not straight; the proposal is actually 5' from the west corner and 12' from the east corner. Mr. Lissow agrees that 5' is not enough space between the proposed building the church lot. He is interested in seeking a compromise of more than 5'.
  - e. Chairman Steinmetz asked for a motion to approve Preliminary Site Plan as submitted, Bob Hunte motioned, seconded by Chairman Steinmetz, denied 4-1. Chairman Steinmetz, Members McHenry, Pearce and Lissow opposed for the reasons noted during the board's discussion.

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f. Mike Lissow excused himself from the meeting to attend the Zoning Board of Appeals meeting.

**4. MINTUES**

A motion was made by Shari Pearce to approve the October 11, 2011 minutes as amended by seconded by Mike McHenry, approved 4-0.

**5. DATES**

Next Meeting- Tuesday, November 8, 2011  
Agenda Deadline- Tuesday, October 27, 2011

Bob Hunte made a motion to close the meeting at 7:50 p.m., seconded by Shari Pearce, approved 4-0.

Respectfully submitted,

Amy Harter  
Recording Secretary