

Village of Hilton Zoning Board
Meeting Minutes of October 2, 2018
Approved

Member's Present: Richard Bjornholm, Richard LaForce, Pat Holenbeck, Shelly Kordish and Murray Weaver

Administration Present: Code Enforcement Officer Mike Lissow, Recording Secretary Debbie Jones

Guests: Steven C. Williams, Paul K. Spindler, Maureen Spindler, Tim Thomas

The Village Board reviewed the SEQR II and declared themselves as Lead Agent, and declared this as a negative declaration. The Village Board instructed the applicant to proceed to the Zoning Board.

Chairman Richard Bjornholm called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag.

Chairman Richard Bjornholm read and explained the procedures of the Planning Board.

PLANNING SEGMENT - PUBLIC HEARING – 169 & 171 LAKE AVE.

Application of St. Leo's Church to merge property located at #169 Lake Avenue and #171 Lake Avenue. The properties are zoned Residential.

Tim Thomas (Buildings and Grounds) is representing this application for St. Leo's Church. Mr. Thomas explained the Church would like to merge these two properties, 169 & 171 Lake Avenue before it is sold, it is currently on the market.

PUBLIC COMMENT: Opened at 6:35 p.m.

Maureen Spindler, 175 Lake Avenue, asked Mr. Lissow how many houses could be built on this combined property. Mr. Lissow stated maybe 10 single family homes. Mrs. Spindler was concerned if there were any historical designations. Mr. Lissow stated there are none. Mr. Thomas stated Father Joe from St. Leo's does want to preserve the windows.

Paul Spindler, 175 Lake Avenue, stated they would like to possibly purchase a piece of this property so the Spindler's can widen their driveway. The Board instructed them to speak with Mr. Thomas and he will be able to direct them in the right direction.

Mr. Thomas indicated there will be a main access driveway off of Old Hojack Lane to St. Leo's Church and they still want to keep the access driveway off of Lake Avenue. Mr. Thomas also stated they have told their congregation if an offer comes forward for the property, and they feel it is not a well-suited offer, they will refuse it.

Code Enforcement Officer, Mike Lissow stated no matter what moves forward on this property, a site plan review will be done and the neighbors (public) will be notified.

PUBLIC COMMENT: Closed at 6:41 p.m.

Member LaForce made the motion to waive site plan review, seconded by **Member Holenbeck**, approved 5-0.

Chairman Bjornholm opened the Zoning segment of the meeting at 6:43 p.m. and read the procedures of the Zoning Board.

ZONING SEGMENT - PUBLIC HEARING – 178 SHERWOOD DR. – AREA VARIANCE

Application of Steven Williams, 178 Sherwood Drive, for an Area Variance to construct a shed in the side yard of a corner lot. Section 275-13 E (1) (f) If erected on a corner lot, accessory structures must be located behind the street main foundation lines of the principal dwelling and behind the side foundation line on the side facing the street. This property is zoned Residential.

Mr. Williams stated he basically has two front yards and no backyard. He has 2 kids with bikes and toys and nowhere to put them, he needs a shed.

PUBLIC COMMENT: Opened at 6:47 p.m.

Code Enforcement Officer, Mike Lissow stated he received a phone call from a neighbor asking if this project would affect his assessment. Mr. Lissow told this neighbor it would not have any effect on him at all.

PUBLIC COMMENT: Closed at 6:50 p.m.

BOARD QUESTIONS/COMMENTS:

Member LaForce – asked if there any neighbor comments (see above.)

Member Kordish – asked what type of flooring the shed would have and the size of the shed. It will be a concrete slab, 20x12 and the exterior will match the house.

Member Weaver – has no problems with this application.

Member Holenbeck – has no problems with this application as long as the items go in the shed and not around the shed.

Member Holenbeck made the motion to accept the application of Steven Williams, 178 Sherwood Drive, for an Area Variance to construct a shed in the side yard of a corner lot. Section 275-13 E (1) (f) If erected on a corner lot, accessory structures must be located behind the street main foundation lines of the principal dwelling and behind the side foundation line on the side facing the street. This property is zoned Residential. There were no negative comments from the public, seconded by **Member Kordish**. Approved 5-0

REPORTS:

Code Enforcement Officer Mike Lissow gave his report.

MINUTES:

Member Weaver made the motion to accept the amended Zoning Board of Appeals August 14th, 2018 meeting minutes; seconded by **Member LaForce**, and approved 5-0.

DATES:

Next Scheduled Meeting	Tuesday, November 13 th , 2018
Public Agenda Deadline	Tuesday, October 30 th , 2018

There being no further business, **Member LaForce** made the motion to adjourn the meeting at 7:02 p.m., seconded by **Member Holenbeck**, and approved 5-0.

Respectfully Submitted,
Debbie Jones, Recording Secretary