

**Village of Hilton Zoning Board  
Meeting Minutes of July 14, 2009**

Member's Present: Chairman Richard Bjornholm, Richard LaForce, Pat Holenbeck, Jim Bimmler

Member's Absent: Bob Cusenz

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

Administration Absent: Larry Speer; Liason/Trustee

Guests: Shelly Remillard, Kenneth Blackburn

The meeting was called to order with the pledge of allegiance to the flag at 7:00 p.m.

Chairman Richard Bjornholm explained the functions and responsibilities of the Zoning Board.

**1. PUBLIC HEARING – 75 GORTON AVENUE – TWO (2) AREA VARIANCES**

Application of Shelly Remillard, 75 Gorton Avenue, for two (2) Area Variances to construct a garage:

1. A rear setback of 3' from the South property line, Section 24-302 C (3) requires a minimum interior rear yard setback of 8'.
2. A side setback of 1' from the East property line, Section 24-302 C (3) requires a minimum interior side yard setback of 8'.

This property is zoned Residential District.

Public Hearing was opened at 7:05 p.m.

Shelly Remillard was representing this application. Ms. Remillard stated she would like to construct a 24x30 garage to replace the garage that was taken down a year ago. Because the size and location of existing driveway prohibits the placement of a new structure in a different location, the new structure will be placed in the same location as the previous structure. However, this newly constructed garage would be a two car garage versus the one car garage that was taken down.

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**PUBLIC COMMENT**

Ms. Remillard presented a letter from her neighbors at 81 Gorton Avenue, Randy and Susan Pfund. The letter stated the following “ Please let Shelly Remillard replace her garage in her backyard as SHE wants it.” The letter will be kept on file.

Kenneth Blackburn, 49 Gorton Avenue, stated he will probably be the most impacted and is all in favor of Ms. Remillard’s project.

With all persons being heard, the public hearing was closed at 7:10 p.m.

**BOARD COMMENT**

**Board member Pat Holenbeck** inquired if there would be any problems that could arise with keeping up with the maintenance in the areas around the garage? Ms. Remillard stated “no, that she would have more room with the new garage.”

**Board member Richard LaForce** feels it would be a detriment if she did not replace it and this adds to the character of the neighborhood.

**Board member Jim Bimmler** agrees with Board member LaForce’s comment and he has no objection.

**Chairman Richard Bjornholm** asked Ms. Remillard if it would be a wood frame garage and a one story garage. Ms. Remillard replied “yes” to both questions.

**Motion** to approve the application of Shelly Remillard, 75 Gorton Avenue, for an Area Variance to construct a garage with a rear setback of 3’ from the South property line, Section 24-302 C (3) requires a minimum interior rear yard setback of 8’.

Motion made by Jim Bimmler, seconded by Pat Holenbeck. Motion approved 4-0

**Motion** to approve the application of Shelly Remillard, 75 Gorton Avenue, for an Area Variance to construct a garage with a side setback of 1’ from the East property line, Section 24-302 C (3) requires a minimum interior side yard setback of 8’.

Motion made by Jim Bimmler, seconded by Richard LaForce. Motion approved 4-0.

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**2. REPORTS**

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| a. | Liaison's Report                  | Larry Speer not present        |
| b. | Code Enforcement Officer's Report | Mike Lissow gave his report    |
| c. | Chairman's Report                 | Rick Bjornholm gave his report |

**3. MINUTES**

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**Motion** to approve the June 9, 2009 minutes as submitted, motion made by Jim Bimmler, seconded by Pat Holenbeck. Motion approved 4-0.

**4. ADJOURNMENT**

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There being no further business, the meeting was adjourned at 7:27 p.m. Motion made by Richard LaForce, seconded by Pat Holenbeck.

Respectfully Submitted,

Debbie Jones, Recording Secretary