

**Village of Hilton Zoning Board  
Meeting Minutes of June 22, 2010**

Member's Present: Chairman Richard Bjornholm, Pat Hohenbeck, Richard LaForce, Dave Wright, Tom Scheg

Administration Present: Mike Lissow; Code Enforcement Officer, Larry Speer; Village Board Trustee, Debbie Jones; Recording Secretary

Guests: Nancy Kuhn, Dan Consadine, Jim Jackson

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 – 122 SHERWOOD DRIVE – AREA VARIANCE**

Application of Dan Consadine, for the property located at 122 Sherwood Drive, for an Area Variance to permit an existing wood storage shed with a 2 foot setback from the north property line. Per Article 24-302 E (1), subparagraph (e) of the Village Zoning Law the minimum side setback shall be five (5) feet. This property is zoned Residential.

The Public Hearing was opened at 7:03 p.m.

Dan Consadine was present to represent this application. Mr. Consadine stated they would like to sell their home but in order to do so they need to obtain a permit for this existing shed. He stated the shed was present prior to them purchasing the home.

Mr. Consadine presented the board with a print out of a property report for this address from the Monroe County website (on file). This report shows the shed was built in 1988 and the Consadine's purchased the home on 10/25/2001.

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**PUBLIC COMMENT:** Nancy Kuhn, 59 Cambridge Road stated her property borders to the north of Mr. Consadine's property and the shed presents no problem to her.

Chairman Bjornholm read a letter (on file) from Charles Steiner, 61 Cambridge Road which states the shed "is no way problematic for us".

The Public Hearing was closed at 7:06 p.m.

**BOARD COMMENT:**

**Member Holenbeck** feels the tall shrubbery blocks the view of the shed from the neighbors.

**Member Scheg** asked the board how the shed was constructed without a permit? Chairman Bjornholm stated this happens sometimes when resident's do not obtain a building permit.

**Member Wright** stated during his site visit he took note that the shed can't be seen from Cambridge Road, the shed does have electric and agreed with Member Holenbeck that the shrubbery does block the view from the neighbors.

**Chairman Bjornholm** had questions for Mike Lissow regarding the shed behind this property which would be 61 Cambridge Road. Mike stated the shed at 61 Cambridge Road will be looked into.

With all persons being heard,

**Motion** to approve the application of Dan Consadine, for the property located at 122 Sherwood Drive, for an Area Variance to permit an existing wood storage shed with a 2 foot setback from the North property line. Per Article 24-302 E (1), subparagraph (e) of the Village Zoning Law the minimum side setback shall be five (5) feet. This property is zoned Residential. The Board acknowledges the letter of support from Mr. Charles Steiner, 61 Cambridge Road.

Motion made by Tom Scheg, seconded by Richard LaForce. Motion approved 5-0.

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**2. REPORTS**

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| a. | Liaison's Report                  | Larry Speer gave his report    |
| 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 amended minutes of May 25, 2010. Motion made by Pat Holenbeck, seconded by Tom Scheg. Motion approved 5-0.

**4. DATES**

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Next Scheduled Meeting	Tuesday July 27, 2010
Public Hearing Deadline	Tuesday June 1, 2010

**5. ADJOURNMENT**

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There being no further business, the meeting was adjourned at 7:32 p.m. Motion made by Richard LaForce, seconded by Dave Wright.

Respectfully Submitted,

Debbie Jones, Recording Secretary