

Village of Hilton Zoning Board
Meeting Minutes of July 10, 2012
Approved August 14, 2012

Member's Present: Richard Bjornholm, Richard LaForce, Pat Holenbeck, Robert Hunte, Tom Scheg

Administration Present: Mike Lissow; Code Enforcement Officer, Mayor Joe Lee; Village Board Liaison, Trustee Speer and Amy Harter; Recording Secretary

Others Present: Shannon Zabelny Alternate, Gary Inzana, Joe Inzana, Dave Crumb, Charles Nichols, Frank Thomas

1. Call the meeting to order at 6:30 p.m. with the pledge of allegiance to the flag.
2. Chairman Bjornholm explained the ZBA responsibilities.
3. Tom Scheg recused himself as a board member.
4. Chairman Bjornholm noted that as Member Scheg has recused himself, it was necessary to have Shannon Zabelny join the meeting as a voting member.

ZONING BOARD SEGMENT

5. Application of the Hilton Volunteer Exempt Firemen's Association, 137 South Avenue, for a Conditional Use Permit to place an entrance identification sign at 135 South Avenue. Per Section 24-602-D, 8, of the Hilton Zoning Code, a Conditional Use Permit is required for any sign not located on the premise they identify.
 - a. Tom Scheg represented the application for the Hilton Firemen's Exempt Club. Mr. Scheg explained changes made the sign as per the suggestions of the Board.

Board comments:

Member Holenbeck said she is pleased with the outcome.
Member LaForce agreed with Member Holenbeck.
Member Hunte complimented Tom on a job well done.

- b. Member Hunte made a motion to approve the application as submitted and seconded and Pat Holenbeck, approved 5-0. Tom Scheg rejoined the meeting at 6:40 p.m. Shannon Zabelny returned to the audience.

6. Architectural Review of building changes to 9-11 South Avenue, Gary Inzana. These improvements include the front façade from the sidewalk to porch roof.
 - a. Mr. Inzana explained that he is intending to update the building while maintaining the original character. The first floor occupants could be office or retail space. Village Historian, Dave Crumb expressed that while the building is not historically registered, it is the last remaining historic establishment and feels strongly that building should be preserved. Mr. Inzana stated he will be using only wood, no vinyl or plastic. The project would likely get started in next month.
 - b. An undated photo was presented of the building, likely taken in late 1800's. It was noted that the building has maintained much of its original style.

Board Comments:

Member LaForce in favor of this project, happy to see this building be redone.

Member Hohenbeck also in favor of the project.

Member Hunte stated that he is delighted that Mr. Inzana is the new owner of the building, he is responsible in his approach to update older buildings. He likes stairways at north/south. He said there is not enough information at this time for an approval to begin work.

Concerned that without plan, not sure of material choices.

Member Scheg likes hanging sign because of buildings location at intersection for safety purposes.

Chairman Bjornholm asked if the roof materials will be the same on the porch and main roof? Mr. Inzana said the porch roof in poor condition and it will be replaced with similar asphalt shingles as on the main roof.

- c. After some discussion, it was agreed that the improvements that will be made at this time will consist of:
 - Rebuilding the porch including a new roof, stairs on the south end, railing and columns.
 - A window will be installed on the south side.
 - The garage will be modified.
 - A color scheme has not been decided at this time, he will return to the Board in the future.
- d. Member Hunte made a motion to approve the application, seconded by Member Scheg, approved 5-0.

7. Application for a Preliminary Review of Matthew Martin proposing a deli at 4 South Avenue.

No submittals have been received and all items moved out of the interior. Also a “for rent” sign has been placed in the window. This item is tabled for next meeting.

8. REPORTS

Larry Speer gave his report.

Mike Lissow gave his report.

Chairman Bjornholm gave his report.

9. MINUTES

Motion to approve the Zoning Board of Appeals June 12, 2012 meeting minutes from item 5A - 6I as submitted, motion was made by Pat Holenbeck, seconded by Bob Hunte, approved 5-0. (In attendance were: Rick Bjornholm, Richard LaForce, Pat Holenbeck, Bob Hunte, Shannon Zalbeny)

Remaining text approved as submitted, motion was by Tom Scheg, seconded by Pat Holenbeck, approved 5-0.(In attendance were: Rick Bjornholm, Richard LaForce, Pat Holenbeck, Bob Hunte, Tom Scheg)

10. DATES

Next Scheduled Meeting	Tuesday, August 14, 2012
Public Agenda Deadline	Tuesday, July 31, 2012

There being no further business, the meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Amy Harter, Recording Secretary