

Village of Hilton Zoning Board  
Meeting Minutes of December 10, 2013  
Approved

Member's Present: Richard Bjornholm, Richard LaForce, Pat Holenbeck,  
Robert Hunte, Shannon Zabelny

Administration Present: Mike Lissow; Code Enforcement Officer, Mayor Joe Lee  
and Debbie Jones; Recording Secretary

Others Present: David Dix, Barry Klock, George Heinrich, Ann Hedberg,  
Larry Zimmer

Chairman Bjornholm called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag. He also explained the ZBA responsibilities.

**ZONING BOARD SEGMENT- CONTINUED BUSINESS**

1. Application of David Dix, 122 Hillside Drive, a.k.a. Village Wholesalers, 100 Old Hojack Lane for a Conditional Use permit to sell used cars outside. Per section 24-305 C a conditional use permit is required when the use is not conducted within a completely enclosed building. This property is zoned Commercial.

Mr. Dix explained that he provided prior to the meeting what he felt were the answers to all the questions the Board had asked for, a copy of a survey map with intended dimensions and a picture of what the proposed lot would look like with vehicles. He asked if there were any additional questions.

**BOARD COMMENTS:**

Member Hunte stated Mr. Barry Klock, the property owner is present. Member Hunte stated there really isn't a defined area on the map which separates Klock Oil and the car dealership. Member Hunte does mention there is an oil tank on the property and questions if there will there be any interference with Mr. Klock's business? Mr. Klock states there wouldn't be any hindrance on the Klock Oil business in reference to the car dealership. Mr. Klock stated he has worked with Mr. Dix in the past and they have a good working relationship, that Mr. Dix is a good man. Member Hunte has no objections to the gravel parking lot and no further objections. Member Holenbeck had no further questions. Member LaForce had no further questions. Member Zabelny asked Mr. Dix if the doll up would be done on just the vehicles that are for sale? Mr. Dix replied, yes. Member Zabelny inquired if there would be any campers or recreational vehicles? Mr. Dix stated there could be. Member Zabelny questioned if there would be any concerns with the increase in traffic? Neither Mr. Klock nor Mr. Dix felt traffic would be a concern.

**PUBLIC COMMENT:**

Mayor Joe Lee asked Mr. Dix how many people would be employed. Mr. Dix answered himself and one other person.

Ann Hedberg, 134 West Ave., asked Mr. Dix who would be maintaining the property? Mr. Dix stated it would be either Mr. Klock or himself.

**Public comment was closed at 6:50 p.m.**

Code Enforcement Officer, Mike Lissow reported this is a Type II SEQR and no further action is required and this application is exempt from County Planning review per an agreement on file in the Village Office.

1. Member Richard LaForce made the motion to approve the application of Village Wholesalers, 100 Old Hojack Lane for a Conditional Use Permit to sell used cars outside. Per section 24-305 C. a conditional use permit is required when the use is not conducted within a completely enclosed building. This property is zoned commercial with the following conditions:

- a. No more than 20 vehicles at one time
- b. Vehicles only, no outside storage of parts
- c. This will be reviewed within one (1) year.

Seconded by Member Pat Holenbeck, approved 5-0

2. Member Bob Hunte made the motion to approve the application of Village Wholesalers, 100 Old Hojack Lane for an area variance to store products in the front yard. Per section 24-307 E (14) front yard shall not be used to store products. This property is zoned Commercial.

With the following conditions:

- a. Vehicles only
- b. This variance is valid only with the Conditional Use above.

Seconded by Member Shannon Zabelny, approved 5-0

3. Member Zabelny made the motion to approve the application of Village Wholesalers for an area variance to not fence in and screen the storage area. Per section 24-307 E (16) storage areas must be fenced and screened from any existing roadway. This property is zoned Commercial with the following conditions:

- a. This variance is valid only with the Conditional Use above.

Seconded by Member Bob Hunte, approved 5-0

4. **REPORTS**

Mike Lissow gave his report.

Mayor Lee gave his report.

Chairman Bjornholm gave his report

5. **MINUTES**

Member Pat Holenbeck made a motion to approve the Zoning Board of Appeals November 12, 2013 meeting minutes, seconded by Member LaForce, and approved 5-0.

6. **DATES**

Next Scheduled Meeting	Tuesday, January 14, 2014
Public Agenda Deadline	Tuesday, December 31, 2013

There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Debbie Jones, Recording Secretary