

**Village of Hilton  
Zoning Board of Appeals minutes of October 8, 2013**

Members Present: Chairman Richard Bjornholm, Richard LaForce, Bob Hunte, Pat Holenbeck, Shannon Zabelny

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

Guests: David Dix, Larry Speer; Village of Hilton Board of Trustee

Chairman Bjornholm called the meeting to order at 6:30 p.m. with the pledge of allegiance.

Chairman Bjornholm explained the ZBA responsibilities.

**PLANNING SEGMENT – CONCEPTUAL REVIEW**

- **David Dix** was present to discuss the possibility of operating a used car dealership at 100 Old Hojack Lane, on the Klock Oil property. This property is zoned Residential.
  1. David Dix presented a conceptual plan to operate a used car dealership with approximately 10-20 vehicles. He may offer a program to donate a portion of his sales to charity and will conduct doll-ups on the site. This property will be rented from the owner, Barry Klock. Mr. Dix does not expect any noise increase. The business hours will be Monday through Friday, 9 a.m. -6 p.m., Saturday 9 a.m. – 1 p.m.
  2. The Board asked the applicant to provide a lighting plan and would like to address noise.
  3. After general discussion and no Board objections, the applicant may proceed with Site Plan Review and a Public Hearing will be held at the November meeting.

**REPORTS:**

Mike Lissow – gave his report

Larry Speer – gave his report

**Minutes:**

Member LaForce made a motion to accept the August 12, 2013 meeting minutes as read; seconded by Member Zabelny, approved 4-0-1 (Member Hunte abstained)

**Next Meeting: Tuesday, November 12, 2013**

There being no further business, the meeting was adjourned at 7:23 p.m.

Respectfully Submitted,

Debbie Jones, Recording Secretary