

Village of Hilton Zoning Board
Meeting Minutes of October 13, 2015
Approved

Member's Present: Rick Bjornholm, Richard LaForce, Shelly Kordish, Pat Holenbeck, and Murray Weaver

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

Guests: Larry Gurslin, David Rowley, Patrick Roberts

Chairman Rick Bjornholm called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag.

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

ZONING SEGMENT: 304 APPLEWOOD LANE – VARIANCE REQUEST

Application of Patrick Roberts, 304 Applewood Lane, to construct an addition with a front setback of 28 feet and a side setback of 6 feet. Section 24-302 requires a front setback of 35 feet and a side setback of 8 feet. This property is zoned Residential.

Mr. Patrick Roberts stated they would like to move the garage forward. By expanding into the current garage area it will give them an additional 250 sq. ft. Their family is growing and Mr. Roberts has already lost his in-home office due to storage. They had looked into moving but they really like the neighborhood and Mr. Robert's accounting business is right here in the Village.

Mr. Roberts read two letters from his neighbors at 302 Applewood Lane and 306 Applewood Lane. Both neighbors are in favor of Mr. Roberts constructing the addition.

BOARD COMMENT:

Member Weaver has concerns that garage may not blend appropriately compared to the neighborhood. Mr. Roberts stated the houses on the street are not lined up straight.

Member Holenbeck stated she has no questions at this time.

Member Kordish inquired about the green utility box and if this project would cause any interference with it? Mr. Roberts stated it is easily 20' (twenty feet) from those boxes. Mr. Roberts also stated there are a few other houses in the neighborhood (Parma View and Doud Circle) with extended garages.

Member LaForce feels the request is worthwhile.

Chairman Bjornholm felt the request was reasonable. Chairman Bjornholm asked what year those houses were built. General consensus was in or around 1986.

PUBLIC COMMENT was opened up at 6:42 p.m., no comments made. Closed at 6:42 p.m.

Code Enforcement Officer, Mike Lissow stated this is a Type II SEQR, no further action required. Also, this request is exempt from County Planning under an agreement with Monroe County on file in the office.

Member Holenbeck made the motion to accept the application of Pat Roberts, 304 Applewood Lane, to construct an addition with a front setback of 28 feet and a side setback of 6 feet. Section 24-302 requires a front setback of 35 feet and a side setback of 8 feet. There was supportive documentation and no negative feedback. This property is zoned Residential, seconded by Member LaForce and approved 5-0.

ZONING SEGMENT: 20 BROOK ST. – VARIANCE

Application of David Rowley, 20 Brook Street, to construct a deck with a side setback of 2 feet. Section 24-302 requires a side setback of 8 feet. This property is zoned Residential.

Mr. Rowley stated he would like to put an 11'x12' deck on the northeast side of his property. Because of the awkward positioning of his house on his lot it has been difficult to construct in any other matter in which to fit within our zoning law, because of the that he is requesting the 2 feet side setback from the east property line.

BOARD COMMENT:

Member LaForce stated he has no problems.

Member Kordish stated she feels the resident has no other alternatives due to the layout of his lot.

Member Holenbeck had no questions

Member Weaver stated after visiting the site, he has no problems with this application.

Chairman Bjornholm stated he has no problems with this application.

PUBLIC COMMENT: Opened at 6:59 p.m.

Larry Gurslin, 165 West Ave, stated he supports this applicaton. Mr. Gurslin feels this will not change the look of the neighborhood and will improve the way of living for the resident.

PUBLIC COMMENT closed at 7:01 p.m.

Code Enforcement Officer, Mike Lissow stated this is a Type II SEQR, no further action required. Also, this request is exempt from County Planning under an agreement with Monroe County on file in the office.

Member LaForce made the motion to accept the application of David Rowley, 20 Brook Street, to construct a deck with a side setback of 2 feet. Section 24-302 requires a side setback of 8 feet. There was positive support from the public and no negative comments. This property is zoned Residential. Seconded by Member Kordish and approved 5-0.

REPORTS:

Chairman's Report Richard Bjornholm gave his report.
Code Enforcement Officer Mike Lissow gave his report.

DISCUSSION:

Mr. Lissow stated the reservations have been made at the Gideon Putnam in Saratoga for the NYPF Conference in April.

MINUTES

Member LaForce made the motion to accept the amended Zoning Board of Appeals September 8th, 2015 meeting minutes; seconded by Member Holenbeck, and approved 5-0.

DATES

Next Scheduled Meeting Tuesday, November 10, 2015
Public Agenda Deadline Tuesday, October 27, 2015

There being no further business, Member LaForce made the motion to adjourn the meeting at 7:15 p.m.

Respectfully Submitted,

Debbie Jones, Recording Secretary