

Village of Hilton Zoning Board
Meeting Minutes of August 11, 2015
Approved

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

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

Guests: Catherine Hoffman, MaryEtta Chorbajian, Gary Cicoria

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: 48 TIMBERWOOD DRIVE – AREA VARIANCE -

Application for an Area Variance to install a deck with a side setback of 2'. Section 24-302 (3) requires a minimum interior side yard setback of 8'. This property is zoned Residential District.

Gary Cicoria, 48 Timberwood Dr. was present to represent this application. Mr. Cicoria stated the area where he wants to construct the deck is the only feasible and private area on his property to put it since he lives on a corner lot which limits placement. The existing sliding glass door would be in the appropriate location for deck access. The deck will be behind his garage and not seen from the street. The proposed plan would be a 12x32 (384 sq. ft.) deck, 2' from the north property line.

Chairman Bjornholm opened the meeting for Public Comment at 6:39p.m.

PUBLIC COMMENT:

Mr. Cicoria presented the Board with a letter from his neighbor stating he is okay with a 3.5' setback to the north property line.

Mr. Cicoria advised the Board he was changing his request from 2' to 3.5'.

There was no other public comment noted.

Public Comment was closed at 6:46 p.m.

Chairman Bjornholm asked Code Enforcement Officer, Mike Lissow if he had received any feedback on this application from the public? Mr. Lissow stated he has not received any phone calls or written correspondence on the application, positive or negative.

BOARD COMMENT:

Member LaForce had no questions.

Member Kordish asked Mr. Cicoria if the neighbors have lived there a long time. Mr. Cicoria stated, yes.

Member Holenbeck stated she didn't quite understand where the deck is going? It was explained to her on the north side of the property behind the garage.

Member Weaver asked if there would have to be a design change due to the measurement change. Mr. Cicoria stated, yes.

It was a mutual consensus amongst the Board the property will need to be surveyed. Member Holenbeck asked Code Enforcement Officer, Mike Lissow the reasoning behind the "8' setback?" Mr. Lissow stated it is an old code and really does not know why.

Member Weaver made the motion for an Area Variance at 48 Timberwood Dr. to install a deck with a side setback of 3.5' from the north property line. It is noted there was no negative feedback prior or during this meeting, seconded by Member LaForce. Approved 5-0.

ZONING SEGMENT – 289 APPLEWOOD LANE – CON'T BUSINESS – SHED

Application for one (1) additional shed at 289 Applewood Lane. Chapter 24 Section 308 E (7) states in part, any changes proposed shall require review and approval by the Zoning Board. This property is zoned Planned Residential District.

This application is carried over from the July 14, 2015 Zoning Board meeting.

BOARD COMMENT

Member LaForce does not have a problem with a temporary shed to be taken down in 1 (one) year.

Member Kordish does not have a problem with a temporary shed for a specific time limit.

Member Holenbeck does not have a problem with a temporary shed with a time limit somewhere in the 3-5- year range.

Member Weaver stated he feels very strongly against this application.

After much discussion, Chairman Bjornholm made the motion for the applicant to construct 1 (one) temporary additional shed with the following conditions:

- a. Temporary shed needs to be removed in 3 (three) years or if this applicant vacates the property.
- b. Applicant may contact the Zoning Board prior to 3 (three) year deadline for a possible

extension.

c. Construction of this shed must follow all zoning requirements as per the Village of Hilton Zoning Codes.

seconded by Member Holenbeck. Approved 5-0.

DISCUSSION:

ID cards for the new members were discussed and the Secretary will look into having them made up for Member Kordish and Member Weaver.

The NYPF Conference for 2015 will be April 17th – 19th, 2016 in Saratoga at the Gideon Putnam.

REPORTS:

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

MINUTES

Member Weaver made the motion to accept the Zoning Board of Appeals July 14, 2015 meeting minutes; seconded by Member Kordish, and approved 5-0.

DATES

Next Scheduled Meeting Tuesday, September 8, 2015
Public Agenda Deadline Tuesday, August 25, 2015

There being no further business, Member LaForce made the motion to adjourn the meeting at 7:42 p.m.

Respectfully Submitted,

Debbie Jones, Recording Secretary

