

Village of Hilton Zoning Board
Meeting Minutes of July 14, 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: Catherine Hoffman, MaryEtta Chorbajian

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: 289 APPLEWOOD LANE – ADDITIONAL 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.

Catherine Hoffman, 289 Applewood Lane, was present to represent this application. Mrs. Hoffman is looking to add another shed to her backyard for storage of mementos of her late husband. It would be a small shed (8x8), the exterior and shingles would match the house. Mrs. Hoffman stated the wooden shed that is currently on the property is deteriorating and she would not want to store the mementos in the same place that houses the lawnmower, gasoline, etc.

Chairman Bjornholm asked the Board if they had any questions for Mrs. Hoffman.

Member LaForce stated he no questions.

Member Holenbeck asked Mrs. Hoffman if there was a basement in the house? Mrs. Hoffman stated there is a basement but she still has a lot of cleaning to do down there.

Member Kordish stated she had no questions.

Member Weaver stated he had no questions.

Chairman Bjornholm asked Mrs. Hoffman if she gave thought to a bigger existing shed? Mrs. Hoffman stated she had given thought to the bigger shed but it will leave her with the "mementos" being comingled with the lawn and garden items and that she doesn't want.

Chairman Bjornholm opened the meeting for Public Comment at 6:45p.m.

PUBLIC COMMENT: MaryEtta Chorbajian, friend of the applicant stated she felt the need was there for the second shed.

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 feels we would be setting precedence and thinks we should ask the Village Attorney before we proceed with a decision.

Member Weaver inquired as to why it cannot be stored in the house? Mrs. Hoffman stated the house is too small.

Chairman Bjornholm stated this would be the only house in the Village with 2 (two) legal sheds under the new code requirements.

Code Enforcement Officer, Mike Lissow asked Mrs. Hoffman if she would be willing to accept a temporary approval with a set time frame. Mrs. Hoffman stated she would.

After some discussion, Member LaForce made the motion to table this application until Mr. Lissow speaks to the Village Attorney, seconded by Member Weaver, approved 5-0.

PLANNING SEGMENT – 62 EAST AVENUE – SITE PLAN APPROVAL & REZONING

Application for site plan approval to subdivide and rezone property located at 73 Railroad Avenue and merge with 62 East Avenue. These properties are zoned Central Business District and Limited Commercial District respectively.

Code Enforcement Officer, Mike Lissow stated the Village Board met this evening at 5:00 p.m. and approved the subdividing and rezoning of 62 East Avenue, this will now be zoned Limited Commercial.

Code Enforcement Officer, Mike Lissow stated the SEQR was done at the June 30th, 2015 Village Board meeting and the Village Board determined it to be a negative declaration. Also, under an agreement on file with the Monroe County of Planning this request is exempt from county planning.

After some discussion, Member Holenbeck made the motion to approve site plan as presented, seconded by Member Kordish, and approved 5-0.

DISCUSSION:

Code Enforcement Officer, Mike Lissow brought up the fact that there is some concern in regards to the Zoning in the southeast section of the Village (e.g. Raintree, Archer, Applewood area), the Planned Residential District. The requirements in this area are not consistent with the rest of the Village; it appears this was not the intent but an oversight.

After much discussion, it was decided that Mr. Lissow will contact the Village Attorney; Larry Schwind to see what is the best way to correct this.

Member Weaver made the motion that if in the opinion of our attorney a moratorium is needed to prevent any building from proceeding until this zoning issue is corrected; the Zoning Board supports that decision and will formally ask the Village Board to enact the moratorium. Seconded by Member LaForce, and approved 5-0.

REPORTS:

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

MINUTES

Member LaForce made the motion to accept the Zoning Board of Appeals May 12, 2015 meeting minutes; seconded by Member Weaver, and approved 4-0-1 (Member Holenbeck abstained.)

DATES

Next Scheduled Meeting Tuesday, August 11, 2015
Public Agenda Deadline Tuesday, July 28, 2015

There being no further business, Member Kordish made the motion to adjourn the meeting at 7:25 p.m.

Respectfully Submitted,

Debbie Jones, Recording Secretary