

Village of Hilton Zoning Board
Meeting Minutes of April 7, 2015
Approved

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

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

Guests Present: John Prouty, Kimberly Prouty, Mark Edwards, Jack Barton, Wendy Hernandez, Henry Maldonado, Gigi Pecora, Rick Hernandez, David Rowley

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

Chairman Bjornholm welcomed new Zoning Board member, Murray Weaver.

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

PLANNING SEGMENT

Application to subdivide property located at #121 Hale Haven Drive, 123 Hale Haven Drive, #125 Hale Haven Drive and 200 School Lane.

Code Enforcement Officer, Mike Lissow read a letter that was submitted by Dale Barton, 125 Hale Haven Drive stating him and his wife were unable to attend the meeting. Mr. Barton stated his cousin; Jack Barton would be representing this application on their behalf as well as the residents at 121 and 123 Halen Haven Drive.

Jack Barton, 1046 Clarkson Parma Townline Road presented the application. Mr. Barton stated #121, #123 and #125 Hale Haven Drive are seeking to subdivide property from 200 School Lane. Each parcel will be adding approximately .3 acres to the rear. The area they are subdividing from the school property is located directly behind each parcel along the berm. The school district approached all 3 property owners asking if they were interested in buying this property. At the Village Board meeting held earlier tonight the Village Board approved the subdivision of this property.

Code Enforcement Officer, Mike Lissow reported that this application was exempt from County Planning review per an agreement on file in his office. Mike also stated that SEQR for this application was a coordinated review and done by the Village Board of Trustees and they declared a negative declaration.

BOARD COMMENT: No Comment

PUBLIC COMMENT: No Comment

DISCUSSION: None

Chairman Bjornholm asked for a motion to approve the application as submitted. Member Holenbeck made the motion, seconded by Member LaForce, approved 5-0

PLANNING SEGMENT

Application to subdivide property located at #20 Brook Street and #49 West Avenue.

David Rowley was present to represent this application. He is seeking to subdivide property from 49 West Ave. adding to his property at 20 Brook St. Mr. Rowley is requesting to add 10'x82.5' to his property.

Code Enforcement Officer, Mike Lissow reported that this application was exempt from County Planning review per an agreement on file in his office. Mike also stated that SEQR for this application was a coordinated review and done by the Village Board of Trustees and they declared a negative declaration.

BOARD COMMENT: No Comment

PUBLIC COMMENT: No Comment

DISCUSSION: None

Chairman Bjornholm asked for a motion to approve the application as submitted. Member Kordish made the motion, seconded by Member Weaver, approved 5-0

PLANNING SEGMENT

Gigi Pecora of 140 Old Hojack Lane a.k.a. Hilton Metals was present to discuss his expired Site Plan approval.

Mr. Pecora gave a history of his project from the beginning, explaining some of the obstacles. Mr. Pecora explained that he recently had contacted RG&E who in turn contacted Mike Lissow and it was found that the original Site Plan approval had expired. Mr. Lissow contacted Mr. Pecora informing him that he would need to appear before the Zoning Board and ask for a two (2) year extension of the original Site Plan approval. The original Site Plan approval was done

September 2007 and amended and re-approved in October of 2008. Therefore, the five (5) year approval expired in October 2013. The Zoning Board may approve a two (2) year extension from that date. If approved, it will be good through October 2015. Mr. Pecora must apply and receive a building permit to complete the building and receive a Certificate of Occupancy.

The Board discussed and agreed that there were no changes being made and the extension would allow Mr. Pecora to complete his original plan.

Chairman Bjornholm asked for a motion. Member LaForce made the motion to extend the original Site Plan that will expire in 2015, seconded by Member Holenbeck, approved 5-0.

REPORTS:

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

MINUTES

Member Kordish made the motion to accept the Zoning Board of Appeals January 13th, 2015 meeting minutes; seconded by Member LaForce, and approved 4-0-1 (Member Weaver abstained).

DATES

Next Scheduled Meeting Tuesday, May 12, 2015
Public Agenda Deadline Tuesday, April 28, 2015

There being no further business, Member LaForce made the motion to adjourn the meeting at 7:30 p.m., seconded by Member Kordish, and approved 5-0.

Respectfully Submitted,

Debbie Jones, Recording Secretary