

Village of Hilton Zoning Board  
Meeting Minutes of January 12, 2016  
Approved

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

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

Guests: Anna Summa, Brian Simpson, Betty Yokobosky, Gary Inzana, Maureen Spindler, Denise O'Toole and Marilyn Crumblish

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 – 167 LAKE AVE. – PUBLIC HEARING**

St. Leo's Church, 167 Lake Avenue is asking to add additional items to an existing Conditional Use permit to display used items outside for sale. This property is zoned residential.

Anna Summa, Manager of Second Time Treasurers is requesting to add 7 (seven) more items to the previously approved 5 (five) items equaling a total of 12 (twelve) items to be displayed on the lawn, items shall remain south of the sidewalk that runs east and west to the main entrance. Ms. Summa stated that foot traffic decreased 13% when they were told they could not display items on the front lawn, after they received the initial Conditional Use permit foot traffic increased back up to 12% but they would still like to re-coup the 1%, if not more. Ms. Summa and the volunteers feel strongly that what is displayed outside attracts the foot traffic. Ms. Summa stated last year they gave away 18 beds and helped out 4 families after fires.

**Member Comments:**

**Member LaForce** inquired if there were any other place to display the items. Ms. Summa stated that would defeat their purpose and the Village had told them they cannot have items stored/displayed around the building.

**Member Kordish** has no questions.

**Member Holenbeck** stated the purpose is to attract prospective buyers into the store, she feels they are already achieving the purpose and by adding more will not improve that.

**Member Weaver** stated between the 2 signs, "Open" flag and the current allowable 5 displayed items, it just doesn't look good.

**Chairman Bjornholm** he has no questions at this time.

**Public Comment** opened at 6:41 p.m.

Maureen Spindler, 175 Lake Ave. stated she expressed concerns the last time this application came before the Board. Mrs. Spindler feels the 12 items is too many items to be displayed outside, her request to the Board would be not to grant the increase. Mrs. Spindler suggested maybe they should use other avenues for advertising such as Facebook, Craigslist, etc.

Brian Simpson, 167 Lake Ave. stated he is from St. Leo's Church and feels they have done their best to keep the building in pretty good shape.

Anna Summa, 167 Lake Ave. stated they do have a Facebook page, advertise on Craigslist and have marched in parades. Ms. Summa presented to the Board a petition of signatures they left on the counter of Second Time Treasurers the day of this meeting. The petition will be kept on file with these minutes in the office.

Denise O'Toole, 212 Lake Ave., works at the Church and also lives on Lake Ave. states \$30,000 has been given away in assistance.

**Public Comment** closed at 6:48 p.m.

### **BOARD COMMENT**

**Member LaForce** does not see the need for an increase in items to be displayed and plants/flowers should be exempt from being counted as a numbered item.

**Member Kordish** feels this is a good asset to the Community and does not see an issue with an increase in the number of items to be displayed.

**Member Holenbeck** stated she appreciates the ministry and what it offers but doesn't think adding items is going to attract customers. Member Holenbeck feels the plant/flowers should be exempt from being counted as a numbered item. Member Holenbeck also commented to the neighbors of the Church, when they bought their homes they knew at the time they would be living next to a Church.

**Member Weaver** stated he is surprised that being open for 5 years, there is somebody that doesn't know where they are located. Member Weaver stated he is not in favor of increasing the number of items for outside display and he would not want to live next door to it.

**Code Enforcement Officer Mike Lissow** stated there have been no calls on this application or any complaints with their current Conditional Use permit.

**Chairman Bjornholm** agrees the Ministry is a great thing and the building does look very nice. He wouldn't want to live next door to it and is not sure increasing items for outside display is the answer.

**Member Holenbeck** made the motion that St. Leo's be allowed six (6) items to be placed using the same conditions given on December 9, 2014, with the exception, plants can be added as long as they do not cover more than sixteen (16) square feet of area and also are only on the south side of the sidewalk that runs east and west to the main entrance, seconded by **Member LaForce**, approved 3-2 (Member LaForce, Member Holenbeck, Member Kordish)

**PLANNING SEGMENT – CONTINUATION FROM LAST MONTH – 20 SOUTH AVE.**

Application of Gary Inzana for site plan review to demolish the current structure at 20 South Avenue and construct a parking lot. Also construct an addition to 9 South Avenue. These addresses are Zoned Central Business District.

**Code Enforcement Officer Mike Lissow** reported that the request was returned by Monroe County Planning as a matter of local determination.

**Public Comment** opened at 7:14 p.m.

There was no public comment

**Public Comment** closed at 7:15 p.m.

**Board Comment:**

**Member LaForce** stated he has no questions and to go for it.

**Member Kordish** has no questions

**Member Holenbeck** has no questions

**Member Weaver** has no comments

**Chairman Bjornholm** has no comments

**Member LaForce** made the motion to approve the final Site Plan Review for 20 South Ave., seconded by **Member Weaver**, 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 December 8, 2015 meeting minutes; seconded by **Member Holenbeck**, and approved 4-0-1 (Member Kordish abstained)

**DATES**

Next Scheduled Meeting

Tuesday, February 9, 2016

Public Agenda Deadline

Tuesday, January 26, 2016

There being no further business, **Member LaForce** made the motion to adjourn the meeting at 7:40 p.m.

Respectfully Submitted,

Debbie Jones, Recording Secretary