

Village of Hilton Zoning Board
Meeting Minutes of June 14, 2016
Approved

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

Administration Present: Code Enforcement Officer Mike Lissow, Mayor Joe Lee, Village Board Liaison Jim Gates, and Recording Secretary Debbie Jones

Guests Present: Phil Burrows

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.

PLANNING SEGMENT – 6 UPTON STREET - PUBLIC HEARING

Code Enforcement Officer Mike Lissow stated SEQR actions for both projects were handled by the Village Board as Lead Agent and they declared a negative declaration on both projects.

- Application of Engels Gualdani, to subdivide property located at 6 Upton Street. The property is zoned Industrial.

BOARD QUESTIONS: No questions

PUBLIC COMMENT opened at 6:34p.m.

No public comment.

Public comment closed at 6:35p.m.

BOARD COMMENTS:

Member Kordish questioned if changes to the inside of the building were going to be made? Code Enforcement Officer Mike Lissow stated this application pertains only to the lot.

Member Kordish made the motion to waive Site Plan Review at 6 Upton Street, seconded by **Member Weaver**, and approved 5-0.

PLANNING SEGMENT – 9 UPTON STREET - PUBLIC HEARING

- Application of the Village of Hilton, to subdivide property located at 9 Upton Street. The property is zoned Industrial.

PUBLIC COMMENT opened at 6:36p.m.

No public comment.

Public comment closed at 6:37p.m.

BOARD COMMENTS: No Comments

Member Holenbeck made the motion to waive Site Plan Review at 9 Upton Street, seconded by **Member LaForce**, and approved 5-0.

PUBLIC DISCUSSION

Mr. Phil Burrows, 22 Smith St. was present with a few questions for the Board.

a.) Inquired about the property at 20 South Avenue. Chairman Bjornholm stated to Mr. Burrows that public hearings had been held a few months ago in regards to this project. Code Enforcement Officer Mike Lissow explained in detail what would be taking place with the project. Mr. Burrows is concerned with the traffic at the intersection of South Ave. and Hazen St. as well as Hazen St. and Smith St. Mr. Burrows also stated it is a concern because Hazen St. is so narrow especially with the RG&E poles that sit with in the road. Mr. Lissow addressed Mr. Burrow's concerns with the information we have. Mr. Lissow stated unfortunately the RG&E poles are out of the Village's control. Mr. Burrows asked how much money the Village was paying into this project. Mr. Lissow stated the Village is not paying for anything. As with any project like this, there will be inspections that will be done by him and Mike McHenry could also be on-site at times.

b.) Was concerned with "another" church coming into the Village and being tax exempt. It was explained to Mr. Burrows that the Village cannot discriminate and not only is it a church but a day care. Mr. Burrows was unaware of the day care. Trustee Gates made Mr. Burrows aware of LifeQuest purchasing 62 East Ave. and the intended purpose.

c) Mr. Burrows stated there has been an issue with a manhole cover on East Ave. at the intersection of Smith St. for a few years and he doesn't know who to contact. The manhole covered area is sunk in and causes a pothole effect when cars go over it, the noise that it makes is quite loud let alone the damage it must be doing to cars. Mr. Lissow stated he knows that Mike McHenry, Superintendent of Public Works has contacted the County as East Avenue is a County Highway, at one time regarding this area. Mr. Lissow isn't even sure who the manhole cover belongs to? Mr. Burrows will call the County again and speak with Mike McHenry.

BOARD DISCUSSION: ELECTRONIC SIGNS

Code Enforcement Officer, Mike Lissow stated he would like to focus on free-standing, electronic signs. Mr. Lissow stated he has had several inquiries from Churches on our Zoning Code for electrical signs. Mr. Lissow wants the Board to think about criteria for these signs (e.g. hours the sign should be lit, background, etc.). After some discussion it was decided that a more effective way to handle these applications is to have an applicant apply for a variance. It was felt it would be an easier way for the Board to individualize and place stipulations with each application when necessary and variance requests do not have to be approved at the first meeting they appear. Our current code already sets the precedence on the size limit of signs. The Board has to keep in mind if questioned by applicants the Fire Department and Schools are exempt from the Zoning Code.

Member Kordish spoke to the Zoning Board about a business that is being run out of a home on Short Hills Dr. The vehicles that are parked at this home all day are parked in the road, over the sidewalk and sometimes facing the wrong direction. This has really impacted the traffic flow on Short Hills. Trustee Jim Gates stated he was also chastised at the Village Board meeting by another neighbor with similar complaints. Code Enforcement Officer Mike Lissow stated he sent a letter to the homeowner which in turn contacted his tenant. Mr. Lissow is now working with the tenant, who unfortunately is a Village employee and has told the tenant he needs to have this matter taken care of by the upcoming weekend (June 17-19, 2016). Right now the tenant is working with Mr. Lissow to rectify the problem.

REPORTS:

Village Board Liaison	Trustee Jim Gates gave his report.
Mayor	Joe Lee 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 10th, 2016 meeting minutes; seconded by Member Holenbeck, and approved 5-0

DATES

Next Scheduled Meeting	Tuesday, July 12, 2016
Public Agenda Deadline	Tuesday, June 28, 2016

There being no further business, Member LaForce made the motion to adjourn the meeting at 7:40 p.m., seconded by Member Kordish, and approved 5-0.

Respectfully Submitted,

Debbie Jones, Recording Secretary