

Village of Hilton Zoning Board
Meeting Minutes of April 18, 2017
Approved

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

Member's Absent: Shelly Kordish

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

Guests: Greg Nichols

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.

PUBLIC HEARING – 22 CARTER DRIVE - AREA VARIANCE

Application of Greg Nichols, 22 Carter Dr., for an Area Variance to construct a 192 square foot accessory structure. Section 24-302 E 1 (b) states accessory structure shall not exceed 144 square feet. This property is zoned Residential.

Mr. Nichols stated he would like to construct a 192 sq. ft. shed. Mr. Nichols explained to the Board a 12'x12' shed would not be big enough for his 2 ladders that are 14 feet and 28 feet long extension ladders plus a lawn mower, snow blower, lawn furniture, picnic table and swing. Mr. Nichols stated it would keep his property neat and he doesn't have that kind of room in his garage. Mr. Nichols stated his neighbor at 24 Carter Dr. has a garage in his backyard that is 14'x25' and a neighbor behind him has a shed that is 12'x12', so he doesn't feel that this shed will have a negative impact on the neighborhood.

BOARD QUESTIONS:

Member LaForce has no concerns.

Member Holenbeck asked Mr. Nichols why he couldn't store the ladders in the garage. Mr. Nichols stated he would lose 2-3 feet of garage space.

Member Weaver had no comments.

Chairman Bjornholm has no concerns.

PUBLIC COMMENT: Opened at 6:37 p.m.

Jim Gates, Village Board Trustee stated that after much discussion the 144 sq. ft. number was agreed upon back when the code was put in place by the Village Board. Trustee Gates also suggested to the Zoning Board members to attend the Village Board meetings if they have questions about a code, if they feel a code is in need of amending or just to attend a Village Board meeting.

Code Enforcement Officer, Mike Lissow stated there were no comments from the public.

PUBLIC COMMENT: Closed at 6:44 p.m.

BOARD COMMENTS:

Member LaForce states it will be concealed from the street.

Member Holenbeck asked Mr. Lissow if the neighbors of these Zoning Board applications are notified of what the project entails. Mr. Lissow stated the neighbors within a range of the property coming before the Zoning Board receive a copy of the legal notice. Member Holenbeck also asked if there is an existing shed. Mr. Nichols stated, there is not an existing shed.

Member Weaver has no comments.

Chairman Bjornholm – has no concerns with this application.

Member LaForce made the motion to approve the application of Greg Nichols, 22 Carter Drive, for an Area Variance to construct up to a 192 square foot accessory structure. There was no public comment, seconded by **Member Weaver**, and approved 4-0.

REPORTS:

Village Board Liaison	Trustee Jim Gates gave his report.
Mayor	Joe Lee gave his report.
Code Enforcement Officer	Mike Lissow gave his report.

DISCUSSION:

Chairman Richard Bjornholm and the other members who attended the NYPF conference spoke about some of the classes they attended at the conference this year.

Code Enforcement Officer, Mike Lissow stated the Genesee/Finger Lakes Regional Planning Council is seeking members to participate on a Steering Committee. The intent of this project is to create a customizable template for an intermunicipal overlay district focusing on development in the floodplain for use by any interested municipality in New York State. Mr. Lissow stated if there is a Zoning Board member interested in serving on this Committee, to please let him know.

MINUTES:

Member LaForce made the motion to accept the Zoning Board of Appeals February 14th, 2017 meeting minutes; seconded by **Member Holenbeck**, and approved 3-0-1 (Chairman Bjornholm abstained as he was not in attendance of the February 2017 meeting.)

DATES:

Next Scheduled Meeting
Public Agenda Deadline

Tuesday, May 9th, 2017
Tuesday, April 25th, 2017

There being no further business, **Member LaForce** made the motion to adjourn the meeting at 7:44 p.m., seconded by **Member Holenbeck**, and approved 4-0.

Respectfully Submitted,
Debbie Jones, Recording Secretary