

Village of Hilton Zoning Board  
Meeting Minutes of May 9, 2017  
Approved

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

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

Guests: Joe and Sue Fertitta, Art Ames

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 – 32 WEST AVE. - AREA VARIANCE**

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Application of Joe and Sue Fertitta, 32 West Avenue, for an Area Variance to construct a 960 square feet detached garage with a 240 Square feet open porch. Section 24-302 E 2 (b) states a detached garage shall not exceed 720 square feet. This property is zoned Residential.

Mr. Fertitta presented the Board with a picture and a sketch of the proposed detached garage and open porch. Mr. Fertitta stated he has a lot of work equipment for his business that he would like to be able to store away, he feels leaving it out as it is now is unsightly for the neighbors and he runs the risk of it being stolen. Mr. Fertitta stated he doesn't feel this detached garage and open porch will change the character of the neighborhood because all around them are the same size if not bigger type garages. Mr. Fertitta owns the property at 22 West Ave. (next door to the East), a common driveway is shared between these two properties.

**PUBLIC COMMENT:** Opened at 6:34 p.m. **CLOSED** at 6:34 p.m.

**BOARD COMMENTS:**

**Member LaForce** stated as he drove around the West Ave, Gorton Ave. and Lake Ave area he counted 12 oversized structures, he found that interesting.

**Member Holenbeck** thinks the structure looks enormous. It was explained to her it is because the posts haven't been cut yet.

**Member Kordish** asked Mr. Fertitta if he has spoken to his neighbors. Mr. Fertitta stated he has and none of them have any issues with the proposed application.

**Member Weaver** feels that Mr. Fertitta's would be lower than the neighbor's structure's. In any case, he does not have any issues with the proposed application

**Chairman Bjornholm** asked Mr. Fertitta if it would have a steel roof. Mr. Fertitta stated that it will have a steel roof.

**Code Enforcement Officer Mike Lissow** stated there were no Village concerns or comments from the public

**Member Weaver** made the motion to approve the application of Joe Fertitta, 32 West Avenue, for an Area Variance to construct a 960 square feet detached garage with a 240 square feet open porch. There was no public comment, seconded by **Member Kordish**, and approved 5-0.

### **DISCUSSION:**

Art Ames, Parma Christian Fellowship Church came before the Board to discuss the Church having a “Cook-Off” on Saturday June 17<sup>th</sup>, 2017. They would like to hold this in the parking lot in front of the Church in Hovey Square. There was some confusion as to which Board meeting Mr. Ames was suppose to attend for permission for this event. Code Enforcement Officer, Mike Lissow explained to Mr. Ames that this request should have come before the Village Board but Mr. Lissow commented that it was good for the Zoning Board to know what was taking place and that he has spoken to Mayor Joe Lee and DPW Superintendent, Mike McHenry about the event. Mr. Lissow and Mr. Ames explained this would be taking place in the front parking lot of the Church only. At first it was believed the entire Hovey Square parking lot was going to be affected but that is not the case. It will be held from 11:00 a.m. – 3:00 p.m. and open to the public. Mr. Lissow told Mr. Ames the Church needs to provide the Village a Certificate of Insurance and Mr. Lissow will speak to the administration and follow up with Mr. Ames.

Village Board Liaison, Jim Gates spoke to the Board about the Accessory Structure code. Mr. Gates stated the Village Board has requested the Zoning Board to initiate the process of amendments to the Code; the Village Board has placed no time limit on the completion of this. Mr. Gates stated the Village Board is willing to compensate the Zoning Board for their time spent on this. Code Enforcement Officer, Mike Lissow gave the Zoning Board a handout of Accessory Structure codes from the Villages of Spencerport, Brockport and Churchville. Mr. Lissow’s intention for these documents is for the Board to use as a guide as we discuss any future changes pertaining to our Code.

Code Enforcement Officer, Mike Lissow stated Member’s Bjornholm and Holenbeck will be serving on the Steering Committee for the Genesee/Finger Lakes Regional Planning Council.

### **REPORTS:**

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

### **MINUTES:**

**Member LaForce** made the motion to accept the Zoning Board of Appeals April 18<sup>th</sup>, 2017 meeting minutes; seconded by **Member Weaver**, and approved 4-0-1 (Member Kordish abstained as she was not in attendance of the April 2017 meeting.)

**DATES:**

Next Scheduled Meeting  
Public Agenda Deadline

Tuesday, June 13<sup>th</sup>, 2017  
Tuesday, May 30<sup>th</sup>, 2017

There being no further business, **Member LaForce** made the motion to adjourn the meeting at 7:55 p.m., seconded by **Member Weaver**, and approved 5-0.

Respectfully Submitted,  
Debbie Jones, Recording Secretary