

Village of Hilton Zoning Board
Meeting Minutes of June 12, 2018
Approved

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

Member's Absent: Pat Holenbeck

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

Guests: Thomas and Mary Tilebein

Chairman Richard 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 – 95 WEST AVE. – AREA VARIANCE - PUBLIC HEARING

Application of Thomas Tilebein, for the property located at 95 West Avenue, for an Area Variance to construct a garage as the only structure on a 7,758 square feet lot, 70.65 feet wide if subdivided. Per Section 275-13 C (1) all uses shall require a lot of at least 11,500 square feet. The minimum width of a lot measured at the building line shall be 85 feet. Per Section 275-13E (2) any detached structure utilized for the storage of automobiles and trucks is permitted provided that such structure is incidental to the principal or primary residential use on the property. This property is zoned Residential District.

Mr. Tilebein presented the Board with their plans of moving to their property at 85 Brook St. They would like to subdivide their property at 95 West Avenue where they are currently residing and construct a detached garage on the 7,758 square feet piece of property. The newly constructed detached garage will go with the property at 85 Brook St.

PUBLIC COMMENT opened at 6:37 p.m.

There was no public comment and per Mr. Lissow no comments came into the Office. Public comment closed at 6:38 p.m.

BOARD COMMENTS:

Chairman Bjornholm opened up Board comments and there were no concerns by the Board members.

Member LaForce made the motion to approve the application of Thomas Tilebein, 95 West Ave, for an Area Variance to construct a garage as the only structure on a 7,758 square feet lot, 70.65 wide if subdivided; **Member Weaver** seconded and approved 4-0.

Code Enforcement Officer Mike Lissow asked the Board if they would be in agreement in moving forward at tonight's meeting to make a motion to waive Site Plan Review since the Area Variance application was approved. This would alleviate a return trip before the Board by Mr. & Mrs. Tilebein.

Member LaForce made the motion to waive Site Plan Review for 95 West Avenue, seconded by **Member Kordish** and approved 4-0.

REPORTS:

Code Enforcement Officer
Mayor's Report
Village Board Liaison

Mike Lissow gave his report
Joe Lee gave his report.
Trustee Jim Gates gave his report.

MINUTES

Member Weaver made the motion to accept the Zoning Board of Appeals May 8, 2018 amended meeting minutes; seconded by **Member Kordish**, and approved 4-0.

DATES

Next Scheduled Meeting Tuesday, July 10, 2018
Public Agenda Deadline Tuesday, June 26, 2018

There being no further business, **Member LaForce** made the motion to adjourn the meeting at 7:16 p.m., seconded by **Member Weaver**, and approved 4-0.

Respectfully Submitted,

Debbie Jones, Recording Secretary

