

Village of Hilton Zoning Board
Meeting Minutes of September 10, 2019
Approved

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

Member's Absent: Murray Weaver

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

Guests: Michael Bjornholm

Chairman Richard Bjornholm called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag.

Chairman Richard Bjornholm read and explained the procedures of the Zoning Board.

ZONING SEGMENT - PUBLIC HEARING – 3 GREEN LANE– AREA VARIANCE

Application of Michael Bjornholm, 3 Green Lane, for an Area Variance to construct an accessory structure that is 12 feet by 30 feet for a total of 360 square feet. § 275-13 E 1 (b) states accessory structure's footprint shall be over 25 square feet but shall not exceed 256 square feet and no wall shall exceed 20 feet in length. This property is zoned Residential.

6:35 p.m. Chairman Bjornholm recused himself from this application and sat in the audience turning the meeting over to Code Enforcement Officer, Mike Lissow. The applicant of this Area Variance is Richard Bjornholm's son.

Michael Bjornholm presented to the Board that he would like to construct a 12' x 30' for a total of 360 square feet accessory structure, pictures were also provided. Mr. Bjornholm stated he has a 2-car garage, but he would like to gain additional storage space for items such as grill, deck box, lawn tractor, snowblower, etc. This would allow him to free up his yard of clutter.

The accessory structure will be placed on the SW corner of his property. The rear of his property backs up to the Merton Williams School. Mr. Bjornholm has spoken to his neighbors Steve and Dawn Ellis, 5 Green Lane, Hilton, NY 14468 and we have a letter that will be kept on file from them stating they have no concerns or objections with Mr. Bjornholm proceeding with this project.

PUBLIC COMMENT; No public present

Code Enforcement Officer, Mike Lissow stated all notifications were sent out and he did not receive any feedback through the office.

Code Enforcement Officer, Mike Lissow reported this request is a Type II SEQR with no further action required and is exempt from County review.

BOARD QUESTIONS/COMMENTS:

Member Holenbeck asked if he investigated a smaller shed. Mr. Bjornholm stated he did but with the large items he wants to utilize the shed for, this size shed would be more practical.

Member Kordish inquired if it was freestanding and if automobiles would be stored in it. Mr. Bjornholm stated it is freestanding and no vehicles will be stored in this structure.

Member Holenbeck made the motion to approve the application of Michael Bjornholm, 3 Green Lane, for an Area Variance to construct an accessory structure that is 12 feet by 30 feet for a total of 360 square feet. One letter of support was received and there were no negative comments, seconded by **Member Kordish** and approved 3-0.

6:46 p.m. Chairman Bjornholm returned to the Board table and continued to run the meeting.

REPORTS:

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

DISCUSSION:

Code Enforcement Officer Mike Lissow spoke to the Board about the upcoming St. Leo's project.

MINUTES:

Member Kordish made the motion to accept the Zoning Board of Appeals July 2nd, 2019 meeting minutes; seconded by **Member Holenbeck** and approved 4-0.

DATES:

Next Scheduled Meeting	Tuesday, October 8 th , 2019 (Ingham Room-Joint Meeting)
Public Agenda Deadline	Tuesday, September 24 th , 2019

There being no further business, **Member LaForce** made the motion to adjourn the meeting at 7:46 p.m., seconded by **Member Holenbeck**, and approved 4-0.

Respectfully Submitted,
Debbie Jones, Recording Secretary

September 9, 2019

RE: 3 Green Lane / Shed Project

To: Whom it may concern. (Village of Hilton, NY)

We (Steve and Dawn Ellis) residing at 5 Green Lane, Hilton NY have been made aware of the request for a shed variance at our neighbor's (Michael Bjornholm's) property located at 3 Green Lane, Hilton NY directly next to our parcel.

We understand the ask is for a 12' x 30' shed structure to be located in the Southwest rear corner of the property.

At this time we have no concerns or objections to this project and are signing this form today in support of allowing Mr. Bjornholm to proceed with his shed plans.

Thank you,

Sincerely,

Steve and Dawn Ellis

5 Green Lane

Hilton, NY 14468


