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VILLAGE OF HILTON

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Hilton Zoning Board of Appeals
Meeting Minutes of May 11th, 2021
Approved

ZBA Member's Present: Chairman Kim Fay, Shelly Kordish, Harry Reiter, Linda Viney, Nicole Pennock and Sean Myers (Alternate member)

Village Board Present: Mayor Joe Lee and Village Board Liaison; Larry Speer

Administration Present: Code Enforcement Officer; Mark Mazzucco and Recording Secretary; Debbie Jones.

Guests: Calvin McGee, Amy Firkins, Ray Dawley, and Tina Meyvis

Mayor Joe Lee swore in the newest Zoning Board member, Nicole Pennock prior to the start of the meeting.

Chairman Kim Fay called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag and a moment of silence.

MINUTES:

Member Weaver made the motion to accept the April 13th, 2021 Zoning Board of Appeals meeting minutes, seconded by **Member Viney**, and approved 5-0.

Chairman Fay made the motion to accept the April 27th, 2021 Zoning Board of Appeals meeting minutes, seconded by **Member Reiter**, and approved 5-0.

REPORTS:

Village Board Liaison Larry Speer Gave his report.

Code Enforcement Officer Mark Mazzucco Gave his report.

Chairman Kim Fay opened the public hearing at 6:37 p.m.

Member Fay read the Explanation of the Zoning Board of Appeals procedure.

PUBLIC HEARING – AREA VARIANCE – 17 TYLER TRAIL - CONTINUED

- Application of Raymond E Dawley Jr, for the property located at 17 Tyler Trail, for an Area Variance to permit the storage of a Camper in the front of the principal dwelling on the North side of the driveway. Per Section-275-9(C)-No motor vehicles, trailers, campers or boats and other recreational vehicles shall be stored on a lot outside of

- existing buildings thereon except to the rear of the principal dwelling and within the side and rear setbacks applicable to said lot. This property is zoned Residential District.

Mr. Dawley stated he measured the meter on the side of the house, the height of the meter is lower than the height of the camper.

BOARD COMMENTS:

Member Reiter asked why this code is a problem now, he seems to remember hearing the Village had a policy if there were no complaints on an issue, the Village did not act on it. **Code Enforcement Officer, Mark Mazzucco** stated he was hired to enforce the Codes of the Village. If he is out and he sees a violation of a Code, he is going to take care of it. Secretary, Debbie Jones stated there was never a written Village policy that **Member Reiter** is speaking of, that he cannot drive by a violation and wait for a call to come into the office about it and he cannot turn a blind eye against one violation and not the other. As previously stated in other meetings, Mark has been instructed to enforce the Village Codes, not wait until complaints come in.

Member Viney likes things neat and tucked away rather than sitting in a driveway. There is an attached 2-car garage with just a motorcycle sitting in it, maybe the camper would fit in there.

Member Kordish stated 25 Tyler Trail has a similar situation, they put it back. Mr. Dawley states 25 Tyler Trail has more grassy area. **Member Kordish** feels it would fit in there, maybe adding more stone.

After much discussion on the placement of the Camper,

Member Viney made the motion the Camper may stay where it is now until November 1st, then the camper must be stored off-site or pushed behind the front of the house on the side of the garage. **Chairman Fay** clarified the body of the camper needs to be behind the front of the garage or stored off-site, seconded by **Member Kordish** and approved 5-0.

PUBLIC HEARING – SITE PLAN - SHED – 40 PARKWOOD LANE

- Application of Calvin McGee, for the property located at 40 Parkwood Lane to install an 80-square foot wooden Shed in the backyard. Per Section 275-14(H)-Site plan approval by the Zoning Board of Appeals shall be required in a multiple residential district for all new uses, changes in use, and new construction or alteration. This property is zoned Multiple-Residence District.

Mr. McGee stated he and his wife have lived here since 2014, the garage is filled with kid's toys and lawn equipment, they need a shed to redistribute the items in the garage. This would be an 8x10 wooden, prefab structure with an asphalt roof. Mr. McGee has spoken to a couple of his neighbors who have verbally stated to Mr. McGee they have no issues with the shed. A letter was received from Dawn Arnold, 36 Parkwood Lane stating she has no issues with the shed being installed.

PUBLIC COMMENT: Opened at 7:07 p.m.

There was no public comment, other than the above stated letter.

Public Comment closed at 7:09 p.m.

BOARD COMMENTS:

Member Pennock since this was her first night on the Board, after reviewing the application she raised the question about being able to waive Site Plan approval, she was told that is an option.

Member Kordish asked if this will be a permanent structure or can it be moved. Mr. McGee stated it probably could be moved but he has no intention of moving it around.

Member Viney likes things tucked in, she has no problem with this application and thinks it is a good idea.

Member Reiter has no problems with this application.

Chairman Fay has no issues with this application.

Code Enforcement Officer, Mark Mazzucco stated the following:

-Letters to homeowners were mailed/notifications in order

-Matter is a Local determination per Exemption(s) in Schedule 'A' of the Monroe County DRC

-This is a Type II action under SEQR and no further review is required.

-There are no complaint letters or code enforcement actions in the property file.

Member Pennock made the motion to waive Site Plan approval, seconded by **Chairman Fay** and approved 5-0.

PUBLIC HEARING - AREA VARIANCE - ATTACHED GARAGE - 29 PLEASANT WAY

- Application of Tina Meyvis, for the property located at 29 Pleasant Way for a 7-foot Area Variance to construct an Attached Garage one foot from the interior side yard property line. Per Section 275-13C (2) --The minimum front setback for lots abutting roads and, if a corner lot, the exterior side yards shall be 35 feet. The minimum interior side yard and rear yard shall be eight feet. This property is zoned Residential District.

Ms. Meyvis has changed things, she has received 3 estimates on the garage, and she may just go with a shed for now and wait on the garage due to the cost of lumber. Initially the size of the garage was going to be 20'x22' but she may come down to 18'x 20', this would be about 2' from the neighbor's property line.

BOARD COMMENTS:

Member Reiter stated he spoke with one of her neighbors who stated they had no problems with her constructing a garage.

There was discussion between the Board and Ms. Meyvis as far as offering suggestions on the size of the garage. Ms. Meyvis will maybe bring it down from a 2-car garage to a 1-1/2 car garage.

Code Enforcement Officer, Mark Mazzucco stated the following:

-Letters to homeowners were mailed/notifications in order

- Matter is a Local determination per Exemption(s) in Schedule 'A' of the Monroe County DRC
- This is a Type II action under SEQR and no further review is required.
- There are no complaint letters or code enforcement actions in the property file.

PUBLIC COMMENT: Opened at 7:11 p.m.

There was no public comment.

Public Comment closed at 7:12 p.m.

- **Chairman Fay** made the motion to accept the application of Tina Meyvis, for the property located at 29 Pleasant Way for a 7-foot Area Variance to construct an Attached Garage one foot from the interior side yard property line. Per Section 275-13C (2) --The minimum front setback for lots abutting roads and, if a corner lot, the exterior side yards shall be 35 feet. The minimum interior side yard and rear yard shall be eight feet, seconded by **Member Kordish** and approved 5-0.

Public hearing closed at 7:33 p.m.

Next Meeting: Wednesday June 8th, 2021

There being no further business, **Member Viney** made the motion to adjourn the meeting at 7:38 p.m.

Respectfully Submitted,
Debbie Jones, Recording Secretary

May 03, 2021

Village of Hilton

59 Henry Street

Hilton, NY 14468

Dear Mark Mazzucco,

My name is Dawn Arnold and I reside at 36 Parkwood Lane, Hilton, NY 14468.

I'm writing on behalf of Calvin McGee for the property located at 40 Parkwood Lane to install an 80-square foot wooden shed in his backyard. Being his neighbor, I have no issue with the shed being installed.

I'm unable to attend the hearing on Tuesday, May 11, 2021 at 6:30pm in the Hilton Community Center. If you have any questions for me, you may reach me at 585-703-1428.

Thank you.

Kindest Regards,



Dawn M. Arnold