

Joseph M. Lee, Mayor

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Hilton Zoning Board of Appeals
Meeting Minutes of June 14th, 2022
Approved

ZBA Member's Present: Chairperson Kim Fay, Nicole Pennock, Harry Reiter, and Joe Ruta

ZBA Member's Absent: Pat Holenbeck

Village Board Present: Village Board Liaison; Larry Speer

Administration Present: Code Enforcement Officer; Mark Mazzucco, Recording Secretary; Debbie Jones and Office Clerk; Aimee Doser

Guests: Mark Bessell, Rebecca Bessell, Jennifer Spaulding, James Spaulding, Nicole Curcio, Jerry Pozzuolo, Louie Hauck

Chairperson Fay called the meeting to order at 6:30 p.m. with the Pledge of Allegiance.

Chairperson Fay declared for the minutes, that a quorum is present so the meeting may proceed as planned.

MINUTES:

Member Pennock made a motion to approve the May 10th, 2022 meeting minutes, seconded by **Chairman Fay**, approved 4-0.

REPORTS:

Village Board Liaison Larry Speer Gave his report.

Code Enforcement Officer Mark Mazzucco Gave his report.

Chairman Fay opened the public hearing at 6:45 p.m.

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

REVIEWS:

1. 130 East Ave. St. Paul Lutheran Church – LED Sign Review – Motion w/ Condition on 9-14-21.

Mark and Rebecca Bessell were present on behalf of St. Paul Lutheran Church for the 6-month review on their LED sign. Mr. Bessell stated they have had no complaints on the

sign. **Chairman Fay** asked if the sign dims at night like was discussed at the initial 9-14-22 Zoning Board meeting. Mr. Bessell stated it does dim at night.

Code Enforcement Officer, Mark Mazzucco stated he has not received any complaints on the sign.

Chairman Fay made the motion for final approval of the Area Variance without any further conditions, seconded by **Member Ruta**, approved 4-0

2. 101 Hillside Dr. – Jennifer Spaulding – Conditional Use Permit – Day Care – 1 year review (6-9-21)

Jennifer Spaulding was present and stated her in-home Day Care business was delayed in getting started, she would like to request an extension on her review process.

Chairman Fay made the motion to extend the Conditional Use Permit with a review in 6 (six) months, seconded by **Member Pennock**, approved 4-0.

3. 1 Verney Dr. – Kayleigh Longinotti – Conditional Use Permit – In-Home Bakery - 1 year review (12-10-20)

Kayleigh Longinotti was not present at this meeting, when Secretary Debbie Jones called her to have her come to the review meeting; Ms. Longinotti stated she never proceeded with the Bakery business and currently has no intentions of doing so at this time. Ms. Jones explained to her the Board would most likely revoke the Conditional Use Permit and she would have to re-apply if she decides to move forward.

Chairman Fay made the motion to revoke the Conditional Use Permit dated 12-10-20, seconded by **Member Reiter**, approved 4-0

100 OLD HOJACK LANE – HILTON SELF STORAGE – GERRY POZZUOLO

Gerry Pozzuolo, 100 Old Hojack Lane, Hilton, NY 14468, Hilton Self Storage is requesting a change in the condition on his Site Plan Review for the fence at the front (South side) of the property from Board on Board to Semi-Private vinyl fencing.

Mr. Pozzuolo stated he would like to change the white board on board on the south side and the chain link on the east side to 6' industrial black vinyl chain link fencing on the south side and east side (except for the gate) side of the property. Presented the Board with pictures of the black vinyl chain link fence. This will allow for better safety measures. Inside the southwest corner will be additional landscaping.

BOARD COMMENTS:

Member Ruta has concerns now with 3 different types of material being used for the fencing. **Chairman Fay** wasn't a fan to begin with on the board on board, not sure if he likes this new plan but can understand the safety side of it. Likes the additional landscaping in the southwest corner to help conceal from the road the outside storage of vehicles.

Member Pennock asked if there was a way to have the gate on the east side made to match the black vinyl chain link fence. Mr. Pozzuolo stated he would check into it.

Chairman Fay made the motion to change the condition dated March 29th, 2022 regarding the white, board on board 6' fence on the south side of the property to 6' industrial black vinyl chain link fence and the chain link fence with a gate on the east side to the 6' industrial black vinyl chain link fence with the gate to match. Additionally, there will be landscaping placed in the southwest corner of the property to shield stored vehicles, seconded by **Member Pennock**, approved 4-0

PUBLIC HEARING – CONDITIONAL USE PERMIT – 67 OLD HOJACK LANE

Application of Alissa and Louie Hauck, property owners of 67 Old Hojack Lane, Hilton, New York 14468 for a Conditional Use Permit to allow the utilization of existing building space at 67 Old Hojack Lane to operate a tanning salon.

- Per Industrial District Section 275-16C (3) --Conditional Uses--Upon site plan approval and in accordance with Article IV, the following uses are permitted: Any use permitted in residential, multiple residence and commercial zones.
- Per Commercial District Section 275-15B (7) -- Permitted uses. The following uses are permitted outright when conducted within a completely enclosed building--Personal services, including but not limited to hair stylists, tanning salons, nail salons, dressmaking, tailor, and shoe repair.

This property is zoned Industrial.

All interested parties will be heard at this time.

Nicole Curcio stated she would like to operate a tanning salon within 67 Old Hojack Lane.

Chairman Fay asked **Code Enforcement Officer, Mark Mazzucco** if there are any electrical concerns. **Mr. Mazzucco** stated it would need an electrical inspection upon completion.

Chairman Fay made the motion to waive Site Plan Review and accept the application of Alissa and Louie Hauck, property owners of 67 Old Hojack Lane, Hilton, New York 14468 for a Conditional Use Permit to allow the utilization of existing building space at 67 Old Hojack Lane to operate a tanning salon.

- Per Industrial District Section 275-16C (3) --Conditional Uses--Upon site plan approval and in accordance with Article IV, the following uses are permitted: Any use permitted in residential, multiple residence and commercial zones.
- Per Commercial District Section 275-15B (7) -- Permitted uses. The following uses are permitted outright when conducted within a completely enclosed building--Personal services, including but not limited to hair stylists, tanning salons, nail salons, dressmaking, tailor, and shoe repair.

This property is zoned Industrial.

Seconded by **Member Pennock**, and approved 4-0

Next Meeting Tuesday July 12th, 2022

There being no further business, **Member Pennock** made the motion to adjourn the meeting at 7:16 p.m.

Respectfully Submitted,
Debbie Jones, Recording Secretary