

Joseph M. Lee, Mayor

TRUSTEES
Andrew J. Fowler
Sherry A. Farrell
Larry W. Speer
Shannon Zabelny

Shari Wilson-Pearce Village Manager/Clerk
Jeff Pearce Supt. of Public Works

VILLAGE OF HILTON

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Zoning Board of Appeals Meeting Minutes of September 10th, 2024 Approved

ZBA Member's Present: Chairman Kim Fay, Harry Reiter, Nicole Pennock, Elaine Begy,
Paul Cliff (Alternate)

Member Absent: Joe Ruta

Administration Present: Code Enforcement Officer/Village Board Liaison; Mark
Mazzucco, Village Board Liaison; Larry Speer, Village Mayor;
Joe Lee, Recording Secretary; Aimee Doser

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

Chairman Kim Fay declares, for the minutes, that a quorum is present so the meeting may proceed as planned.

MINUTES:

Chairman Fay made the motion to accept the August 13th, 2024, Village of Hilton Zoning Board meeting minutes, seconded by **Member Pennock**, approved 5-0.

REPORTS:

Village Board Liaison Larry Speer	Gave his report.
Code Enforcement Officer Mark Mazzucco	Gave his report.
Mayor Joe Lee	Gave his report.

Chairman Kim Fay opened the Zoning segment at 6:51 p.m.

CONCEPTUAL – 745 EAST AVE – LARRY SPEER

- Request to have two 2 recreational vehicles
- To build a non-permanent second storage

Larry Speer stated that he would like to have two (2) recreational vehicles on his property. The code states that residents are only allowed one (1), however, he has a boat and a camper. He said he understands this code when it is in regard to a “Typical” lot, but he has four (4) acres. He stated that neighbors will not be able to see the vehicles, it will not be close enough to the road to be blocking anyone’s vision, and it will be well behind his hedge row. He also stated that the original reason for this code was so that the vehicles were not blocking the streets but his would be behind the garage/barn. He stated the reason he bought this lot and not a lot in a subdivision, was so he would be able to do things like this.

Member Pennock asked if both the RV and the boat are currently outside.

Chairman Fay stated that they are behind the barn against the hedgerow.

Member Reiter asked Mr. Speer how he is going to get the vehicles back there

Larry Speer stated that he would drive on the grass

Chairman Fay said that he feels with a little creative parking he could park the RV in the barn.

Larry Speer stated that it is too big, and he uses his barn as a workshop to work on equipment, plus he has his truck and loader in there.

The other request is to build a non-permanent storage building for salt.

Chairman Fay confirmed that he is looking to build a 20 x 30, 600 square foot building for salt storage

Code Enforcement Officer Mark Mazzucco stated he would need a variance.

Larry Speer stated he needs a 12-foot-high door to get his backhoe up inside.

Code Enforcement Officer Mark Mazzucco stated if any higher, he will need to get a variance from the Zoning Board.

Chairman Fay asked why he needs it 12-13 feet high to scoop up salt

Larry Speer said big equipment. He needs to be able to drive right in to get to the salt in the back when it gets low.

Chairman Fay asked if the structure will be facing South

Larry Speer said it would face North

Member Pennock said that it will be behind the pole barn but to the side so just in case she would like to see arborvitae or something to disguise it or block part of the barn and salt storage.

Larry Speer stated that he doesn’t want to block the barn. It has been there 20 years without any issues.

Chairman Fay stated that he is worried once the salt is gone come spring, something else fills it and is seen from the road. He feels blocking it from sight would help.

Member Reiter stated that he feels this is basically a commercial business on a residential property with a trailer, RV, and equipment.

Code Enforcement Officer Mark Mazzucco said not if he is just parking them there. His actual business is out in the streets.

Member Reiter asked if that would change when he starts salting.

Code Enforcement Officer Mark Mazzucco said no, he's been salting for years.

Member Pennock stated it may start looking like a landscaping business.

Larry Speer said it is not your typical property

Member Pennock stated that he is in the village though

Member Reiter asked if there's anywhere he can go to get salt instead of bringing it home

Larry Speer said there is but not at 4am when he needs it.

Member Reiter asked if he goes through a truckload in one night

Larry Speer stated yes, sometimes 2.

Chairman Fay said he knows it is functional but not the most attractive

Member Pennock asked if he could screen it with arborvitae

Chairman Fay stated that's what he was thinking too, maybe planting a path around the buildings

Code Enforcement Officer Mark Mazzucco stated that if he wants to do these things, he will need to get 3 variances:

1. Storing 2 recreational vehicles
2. Height of the self-storage shed
3. Square footage of self-storage shed as it would be 600 square feet

Chairman Fay stated that he thinks the RV should go into the barn or storage, inside or off the property as it is the rule.

Member Reiter asked if the trailer and backhoe will be left outside

Larry Speer said yes until winter.

Chairman Fay stated that he doesn't notice the trailer when driving by

Member Pennock said that it doesn't cause an obstruction when driving down the road. She also stated that she doesn't mind a small storage shed for salt, just maybe have some screening across it

Chairman Fay asked how many feet are behind his existing barn

Larry Speer said 10 feet

Member Pennock asked if he could have the storage shed facing West instead and then it would be hidden behind the barn.

Chairman Fay said that he likes that idea, as this is just not attractive

Member Pennock asked how tall the existing barn is

Larry Speer said 35 feet

Member Reiter stated that if he does put it behind the barn, it would be hidden by the barn and the hedgerow.

Larry Speer stated that the elevation drops off back there and you cannot have water by salt for obvious reasons, so if he turns the storage shed, he will have to fill it all in.

Member Cliff said it would be back far enough where it wouldn't be an eyesore.

Member Pennock stated she is good with it if he plants arborvitae

Member Reiter stated that he feels that all the Zoning Board members want it hidden.

Member Pennock referring back to the RV, said that she doesn't want to make it a hardship for those that do not have the money to store their Recreational Vehicles.

Chairman Fay suggested that the applicant put the RV in his barn

Larry Speer stated that he does not want to leave his pickup truck outside in the winter because he cannot have water getting into the salter, and he would like his vehicles inside in case they do not start so he can work on them indoors.

Chairman Fay stated that he agrees with the board's ideas – conceal the storage shed with shrubs and he could live with it, although he would prefer it behind the barn. He does not like the idea of the RV staying on the property.

Member Reiter stated that it wouldn't hurt to put arborvitaes on the East side too.

Chairman Fay said he can be sensitive to a business' needs, and having to lift the salt, but not ok with the RV.

Larry Speer stated that maybe he just won't do either and will store his RV.

DATES:

Next Scheduled Meeting	Tuesday, October 8th, 2024
Public Agenda Deadline	Tuesday, September 17th, 2024

There being no further business, **Chairman Fay** made the motion to adjourn the meeting at 7:28 p.m.

Respectfully Submitted,
Aimee Doser, Recording Secretary