

Joseph M. Lee, Mayor

TRUSTEES

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Zoning Board of Appeals  
Meeting Minutes of November 12th, 2024  
Approved

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

ZBA Member's Absent: Nicole Mazzucco

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

Administration Absent: Village Mayor; Joe Lee

**Chairman Kim Fay** called the meeting to order at 6:28 p.m.

**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 September 10th, 2024, Village of Hilton Zoning Board meeting minutes, seconded by **Member Ruta**, approved 5-0.

## REPORTS:

Village Board Liaison Larry Speer Gave his report.

Code Enforcement Officer Mark Mazzucco Gave his report.

## **REVIEW – ZONING ADVISORY COMMITTEE UPDATES**

- Chairman Kim Fay would like to have an informal discussion with the Zoning Board members in reference to the progress of the Zoning Code Update.

### **DISCUSSION:**

**Chairman Fay** asked if we will be reviewing the Area Variance at 126 East Ave for a second shed that was to be removed within 12 months of the issue date.

**Code Enforcement Officer Mark Mazzucco** stated that the second shed is gone. The homeowner has taken it down.

**Chairman Fay** explained what the Zoning Advisory Committee has been working on for the past 11 months. The goal of the project was to update the codes so that they are current and easier to understand. He stated that they upgraded the Zoning map and made some changes to it, and that the Land Use Table has changed as well. He said that the committee has tried to add things that the code did not already have such as Airbnb, things that needed updating and things not used that they could get rid of.

**Member Reiter** stated that they (the committee) tried to stay under the umbrella of the comprehensive plan.

**Chairman Fay** distributed a handout defining “Smart Growth” & stated that it entails a set of planning principles that can be blended together with local conditions to achieve a better development pattern, similar to comprehensive plan. This project has been funded by the NYSDOS Smart Growth Community Planning and Zoning Grant Program. As part of the program, these principles have been provided for guidance. We then looked at a memo from MRB, outlining the major proposed amendments to the Village Zoning Code, Chapter 275, and in the draft documents.

**Chairman Fay** stated that Incentive Zoning is new. It will combine what the board likes with what the developer likes. He also defined the updated term of MUO (Mixed Use Overlay) which allows mixed-use buildings, which are buildings that have both residential and commercial uses. **Member Reiter** said an example would be the new trend of having an Industrial business below with apartments above, but not in a residential district.

**Chairman Fay** stated that instead of a “Conditional Use Permit”, they will now be called “Special Use Permit”, as the committee wants to give the Zoning Board more flexibility. He also stated that Parking Regulations have been altered in the new code as well.

**Code Enforcement Officer Mark Mazzucco** said that it will be dependent on the site and will also give the Zoning Board flexibility this way.

**Member Reiter** stated that there are a lot more definitions now than we had before.

Larry Speer stated that 17 definitions have been added.

**Chairman Fay** said that the district changes were big, and the lot dimensions were big.

**Member Reiter** stated that he would like to be sure the language for small home/tiny homes is added.

**Code Enforcement Officer Mark Mazzucco** said that the committee decided that the structure has to be attached, or it will not be allowed.

**Member Reiter** stated so that it cannot be rented out later.

**Chairman Fay** informed the Zoning Board about the upcoming Public Workshop on 11/14/24 at 5:30 p.m. to display and inform the public what progress has been made so far with the project. He also stated that the committee is looking to finalize the draft to present to the Village Board at the next meeting and send to the Village attorney.

**DATES:**

Next Scheduled Meeting	Tuesday, December 10 <sup>th</sup> , 2024
Public Agenda Deadline	Tuesday, November 19 <sup>th</sup> , 2024

There being no further business, **Chairman Fay** made the motion to adjourn the meeting at 7:26 p.m.

Respectfully Submitted,  
Aimee Doser, Recording Secretary