

Zoning Board of Appeals
Meeting Minutes of August 11th, 2020
Approved

ZBA Member's Present: Interim Chairman Murray Weaver, Shelly Kordish, Harry Reiter and Linda Viney (alternate)

Village Board Present: Mayor Joe Lee and Village Board Liaison; Kim Fay

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

Guests: Steven Clark, Bill Nielsen, Amy Nielsen, Jeff Kukura, Sharon Campbell, Bianca Shortino, Tia Clark, Larry Gurslin, Fred Harrington, and Darlene Clark

Mayor Joe Lee issued the Oath of Office to Interim Chairman Murray Weaver for his re-appointment, term ending 3/31/2025, and to Member Harry Reiter for his term ending 3/31/2021. Linda Viney took the Oath of Office as Alternate member of the Village of Hilton
Zoning Board of Appeals

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

ZONING SEGMENT – 42 HEINZ STREET – AREA VARIANCE

Application of Steven Clark, for the property located at 42 Heinz Street for a 6-foot Area Variance to construct an Accessory Structure two feet from the property line. Per Section 275-13, E 2 (e). A side and rear setback of no less than eight feet must be maintained. This property is zoned Residential District.

Mr. Clark has returned with modified plans on his application from July 14, 2020 for an Area Variance. His modifications are the following:

- From a shed to an accessory structure for boat storage
- It will be 560 sq. ft. on a stone pad
- The accessory structure will be from Heritage Structures
- 7' wide, enough to satisfy what he needs
- Once this is complete, there will be 22% coverage of his backyard which is under what the Code calls for of 25%.

PUBLIC COMMENT: Opened at 6:40 p.m.

Sharon Campbell, 38 Heinz St., Bianca Shortino, 40 Heinz St., Fred Harrington, 50 Heinz St., Bill Nielsen, 250 West Ave. neighbors of the applicant, all spoke in favor of this application.
PUBLIC COMMENT – Closed at 6:44 p.m.

BOARD COMMENT/QUESTIONS:

Member Reiter questioned the issue with the storm sewer drain line that the pool was built over. Mr. Clark stated this issue will have no influence on this current project. However; Mr. Clark did state at the time of the pool installation, when he applied for the pool permit, Mr. Mike Lissow the Code Enforcement Officer at that time was looking at the wrong map of Mr. Clark's property so the pool permit was issued. When Mr. Clark was digging for the pool, he came across the storm sewer drain line and contacted Mr. Lissow. Mr. Lissow told Mr. Clark he could continue with the pool.

Member Weaver clarified there is already a shed on the property. Mr. Clark stated yes, but this application is for an accessory structure.

Member Kordish needed clarification on the Code for a shed vs. accessory structure. Nothing further on this application

Member Viney no comment

Member Kordish made the motion to approve the application of Steven Clark, for the property located at 42 Heinz Street for a 6-foot Area Variance to construct an Accessory Structure two feet from the property line. Per Section 275-13, E 2 (e). A side and rear setback of no less than eight feet must be maintained. This approval is dependent from the Department of Public Works for adequate clearance to work on the storm sewer and drain line. Seconded by **Member Viney** and approved 4-0.

Larry Gurslin, 165 West Avenue, wanted to thank the Board for their approval on his shed and shared his progress on his project. Mr. Gurslin also suggested to the Zoning Board to address the Code for sheds, make it to where the size of the shed depends on the size (percentage) of one's yard and submit to the Village Board. The Board thanked him for his suggestion and will take it into consideration.

REPORTS:

Village Board Liaison	Kim Fay gave his report
Code Enforcement Officer	Mark Mazzucco gave his report
Mayor Joe Lee	No report given

MINUTES:

Member Kordish made the motion to accept the December 10th, 2019 Zoning Board of Appeals meeting minutes, seconded by **Member Reiter** and approved 3-0

DATES:

Next Scheduled Meeting	Tuesday, September 8 th , 2020
Public Agenda Deadline	Tuesday, August 25 th , 2020

There being no further business, **Member Viney** made the motion to adjourn the meeting at 7:17 p.m., seconded by **Member Reiter**, and approved 4-0.

Respectfully Submitted,
Debbie Jones, Recording Secretary