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Village of Hilton Zoning Board
Meeting Minutes of June 13, 2023
Approved

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

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

Guests: David Kaestner, Vanessa Berry, William Hagen

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

Minutes: **Chairman Fay** made the motion to accept the May 9th, 2023 Village of Hilton Zoning Board meeting minutes, seconded by **Member Ruta** and approved 4-0-1 (Member **Pennock** was absent from the 5-9-23 meeting)

Reports:

Village Board Liaison Mark Mazzucco

Mayor Joe Lee

Code Enforcement Officer Mark Mazzucco

Member Pennock read and explained the procedures of the Zoning Board.

PUBLIC HEARING OPENED AT 6:41 P.M.

ZONING SEGMENT - PUBLIC HEARING – 88 ROLLING MEADOW DR. S.– AREA VARIANCE

- Application of Vanessa Berry, 88 Rolling Meadows Drive South for an Area Variance to construct a vinyl fence 6-feet high in the front yard of a lot. Section 275-38(A) states in part, Fences, walls, hedges, and screen plantings are permitted in any front yard, provided that they do not exceed three feet in height above the elevation of the surface of the ground at the point of construction. The current zoning is Residential.

Vanessa Berry stated they would like to construct a 6 (six) feet high white, vinyl fence in the front yard of their lot for privacy and safety of their children and pets. She explained the layout of their property is unique and doesn't feel this will have a negative impact on their neighbors.

BOARD QUESTIONS/COMMENTS:

Member Pennock agreed this property is unique but doesn't feel the fence will be a problem.

Member Begy asked the general question regarding a fence going on the lot line. It was reiterated that a fence can go on the lot line. **Member Begy** asked Mrs. Berry if their neighbor's had any feedback. Mrs. Berry stated that she has spoken with one neighbor, who has stated she is fine with it. **Code Enforcement Officer, Mark Mazzucco** interjected and stated neighbors on both applications within 200 feet are notified by mail of the public hearing, it is also publicized in the Westside News. Neighbors are welcome to come to the public hearing to share any feedback.

Member Reiter inquired about the easement. **Mr. Mazzucco** explained the easement process and the Berry's will have to sign an Easement agreement to allow the Village access if needed.

Chairman Fay stated he has no problems with this application. This property backs up to about 4 different backyards so it could be beneficial, aesthetically to those yards too.

Member Ruta agrees with everyone else's comments and has no issues with this application.

PUBLIC COMMENT: No public comment

Member Pennock made the motion to approve the application of Vanessa Berry, 88 Rolling Meadows Drive South for an Area Variance to construct a vinyl fence 6-feet high in the front yard of a lot. Section 275-38(A) states in part, Fences, walls hedges, and screen plantings are permitted in any front yard, provided they do not exceed three feet in height above the elevation of the surface of the ground at the point of construction. The current zoning is Residential. Seconded by **Member Reiter**, approved 5-0

ZONING SEGMENT - PUBLIC HEARING – 57 DUNBAR RD. – AREA VARIANCE

- Application of David Kaestner, for the property located at 57 Dunbar Road, for an Area Variance to construct a fence six (6) feet in height in the side yard of a corner lot adjacent to the street. Per Section 275-38(C)--On a corner lot, no fence, wall hedge or screen planting over three (3) feet above road grade in height shall be constructed within the yards required adjacent to the streets. The current zoning is Residential.

Tim Kaestner co-owner of this property stated they would like more security for the pool and privacy. Tim also has a dog that can jump the fence that is presently there so adding the 6' high fence will help with keeping the dog contained. Mr. Kaestner adds the fence will be five (5) feet from the Carter Drive sidewalk.

BOARD QUESTIONS/COMMENTS:

Chairman Fay visited the site and has no problems with this application.

Member Reiter asked if it matches up to the neighbor's fence. Mr. Kaestner stated it does not match up to the neighbor's fence because the neighbor's fence cuts the corner.

Member Ruta inquired about the chain link fence in the rear of the property. Mr. Kaestner stated the chain link fence is the neighbors, the vinyl fence will be installed in front of it.

Member Ruta also questioned the applicant's meaning on the application of "domestic pets?" Mr. Kaestner stated it would be dogs only.

Member Begy has no problems with this application.

PUBLIC COMMENT: No public comment

Chairman Fay made the motion to approve application of David Kaestner, for the property located at 57 Dunbar Road, for an Area Variance to construct a vinyl fence six (6) feet in height in the side yard of a corner lot adjacent to the street. Per Section 275-38(C)--On a corner lot, no fence, wall hedge or screen planting over three (3) feet above road grade in height shall be constructed within the yards required adjacent to the streets. The current zoning is Residential. Seconded by **Member Reiter, approved 5-0**

DATES:

Next Scheduled Meeting	Tuesday, July 11, 2023
Public Agenda Deadline	Tuesday, June 20, 2023

There being no further business, **Chairman Fay** made the motion to adjourn the meeting at 7:03 p.m.

Respectfully Submitted,
Debbie Jones, Recording Secretary