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# VILLAGE OF HILTON

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## Village of Hilton Zoning Board Meeting Minutes of April 16, 2024 Approved

- Member's Present: Chairman Kim Fay, Nicole Pennock, Joe Ruta, Harry Reiter, Elaine Begy, Paul Cliff (Alternate)
- Administration Present: Code Enforcement Officer; Mark Mazzucco, Recording Secretary; Aimee Doser, Village Board Liaison Larry Speer
- Guests: Robert Green, Kristen Curley, Joe Curley

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

**Minutes:** **Chairman Fay** made the motion to accept the March 12th, 2024 Village of Hilton Zoning Board meeting minutes, seconded by **Member Begy** and approved 5-0.

### Reports:

Village Board Liaison	Mark Mazzucco
Code Enforcement Officer	Mark Mazzucco
Village Board Liaison	Larry Speer

**Member Reiter** read and explained the procedures of the Zoning Board.

### PUBLIC HEARING OPENED AT 6:37 P.M.

**Chairman Fay** read a letter from Amanda Diedrich opposing the application.

### ZONING SEGMENT – 340 LAKE AVENUE – AREA VARIANCE – ROBERT GREEN

- Application of Robert Green, property owner of 340 Lake Avenue, for an Area Variance to construct a 1,200 square foot detached structure for the storage of automobiles and trucks. Section 275-13E(2)(b) states---Any detached structure utilized for the storage of automobiles and trucks is permitted, subject to the following restriction, provided that such structure is incidental to the principal or primary residential use on the property and the footprint shall not exceed 720 square feet. This property is zoned Residential.

Robert Green stated that he would like to build a structure as his tenants need storage and a place to park their cars. He said there are always four (4) cars in the driveway, and he is trying to make room and clean up the property.

**BOARD QUESTIONS/COMMENTS:**

**Chairman Fay** asked if the building is going to be on the North side of the property.

**Robert Green** said yes, it goes right up to the driveway eight (8) feet from the North property line. The driveway is on the South side, and it is an L-shaped driveway. The building will be Thirty (30) feet wide with an off-center door, and both stalls would be used.

**Chairman Fay** asked how many feet it will be from the existing house.

**Robert Green** said he doesn't know without a ruler, but the average car is seven (7) - eight (8) feet long, so it is probably about forty (40) feet from the back of the house. He stated the driveway apron will be up to the blacktop so the tenants can drive right in. He will be leaving a little bit of room on the East property line where the sewer easement is.

**Member Reiter** asked why it is going to be built on the North side.

**Robert Green** stated he is trying to prevent the residents on Orchard Street from having to look at it. Also, for snow removal as the snow must be put straight back.

**Chairman Fay** stated that he noticed the property has already been staked.

**Robert Green** said it is just a visual so he can see how far the setback is.

**Chairman Fay** asked if the stakes are on the property line.

**Robert Green** said yes, they are.

**Chairman Fay** stated there are three (3) trees on that property line.

**Robert Green** said that one of the trees would have to be altered or cut down but since there would be a footer he might be able to get away with leaving it.

**Chairman Fay** asked if there will be a concrete pad.

**Robert Green** said yes, and the pole barn structure will be built on top of it.

**Member Pennock** asked how tall the building will be.

**Robert Green** said about twenty (20)- twenty-five (25) feet high with a twelve (12)-foot overhead door.

**Chairman Fay** asked why a twelve (12) foot door.

**Robert Green** stated nowadays everyone has trucks so it would need to be tall, or if he decides to park his plow trucks there but said he can go down to ten (10) feet if needed.

**Chairman Fay** asked if there will be other windows or doors.

**Robert Green** confirmed no there will not be.

**Member Reiter** asked what the parking configuration will be.

**Robert Green** said he would like it to be two (2) wide and two (2) deep.

**Member Begy** asked how much room would be left at the end of the building once the cars are in there.

**Robert Green** said enough to probably put his lawn equipment in there.

**Member Reiter** asked why not extend the pavement and build a shed.

**Robert Green** stated that you cannot park cars in a shed.

**Member Pennock** stated that per code houses now require garages anyways.

**Member Begy** asked if the shed will be staying there.

**Robert Green** said no it will probably be moved.

## **PUBLIC COMMENT:**

**Joe Curley** stated that he lives at 34 Orchard Street, and twenty-one (21) years ago he bought the section of property behind his and his neighbor's house. He has had some problems with things coming into his yard, especially a trampoline. He said his worry is that things will continue to come in and out of his yard all the time. Also, with lawn equipment in this building, he is worried about noise while they are in their inground pool.

**Kristen Curley** also of 34 Orchard Street said they just don't know how big this structure is really going to be, and stated they own behind the easement.

**Robert Green** stated that the trampoline is being removed from the property, the structure will be twenty-five (25) to thirty (30) feet behind the house, and that he does not run a commercial landscaping business so he would rarely be using the lawn equipment.

**Member Pennock** said she is questioning the size. She said she understands the need for the structure, but says it seems super large and is trying to figure out why it needs to be so massive.

**Robert Green** said he is sure he can have the contractor modify it.

**Member Pennock** stated that in the Village she thinks it is just too big.

**Robert Green** stated that you will not be able to see it behind the house from the street as it is not taller than the house.

**Chairman Fay** stated that the square footage is much larger than average and feels that 20x30 is a good size. He said a twelve (12) foot door pushes it way up in the air and not great visually. He stated it would be forty (40) percent higher than what the code allows on a Village lot with neighbors.

**Robert Green** said that in regard to the height, he is well below the code of thirty-five (35) feet high and can compromise to a ten (10) foot overhead door as that is what he has at home. He said that forty (40) feet just felt appropriate to him with four (4) cars, equipment, and tenants' belongings, as he would like to clean up the property.

**Member Ruta** stated that he feels it is aesthetically non-appealing, and just a pole barn. He said if you want to do it the right way then build a two (2) car garage.

**Robert Green** stated that this would strictly be for his tenant's storage as well, and although a two (2) garage would help, doing this would be more efficient and more cost effective. He said he is willing to modify it to make it more appealing to neighbors as far as colors, windows, etc. He stated that he is trying to accommodate everyone's wishes and has never done this before.

**Joe Curley** asked if there is going to be a loft or a window as he has a pool and would like to have privacy.

**Member Pennock** asked if people will be hanging out in there for recreation or anything.

**Robert Green** said no window, no loft, no pool table, or darts boards, etc.

**Code Enforcement Officer Mark Mazzucco** asked if it will have any electricity.

**Robert Green** said no, not unless the code requires it.

## **Closed Public Comment at 7:18PM**

**Member Begy** stated that she feels it is an undesirable change.

**Member Pennock** said that something should go there to help with storage and houses should have a garage in the Village.

**Member Ruta** said that it is not a garage, and that he feels that a two (2) car garage will dress up the neighborhood without putting a pole barn behind the house. He feels you can achieve a desirable building within the code of 720 square feet.

**Member Pennock** asked about a smaller pole barn.

**Member Ruta** said he still doesn't find it appealing.

**Chairman Fay** stated that a large double car garage would look better.

**Member Pennock** said with landscaping.

**Chairman Fay** said an 18x20 standard two (2) car garage would bring the height down as well, would stay within the Village code, and then the applicant would not need a variance.

**Member Reiter** feels that this application should be denied and just give the 720 square feet as the code allows.

**Robert Green** stated it would not really work with just two (2) cars, garbage, bikes, etc.

**Member Pennock** questioned why not allow 20x40 so he can do Four (4) cars deep.

**Member Reiter** said he would be better off with an old-fashioned two (2) car garage side by side.

**Member Ruta** said that if the tenants want a garage, then give them a garage, not a pole barn.

**Chairman Fay** said that a 30x40 may not be what he wants but it would give them space.

**Member Begy** asked Code Enforcement Officer Mark Mazzucco if a garage is not an accessory structure the existing shed can stay.

**Code Enforcement Officer Mark Mazzucco** said correct, a detached garage is a separate structure so he can still have a shed.

**Chairman Fay** made the motion to deny the application for an Area Variance to construct a 1,200 square foot detached structure at 340 Lake Avenue, for the storage of automobiles and trucks, However, the Board will allow up to 720 square feet for a garage type structure to store automobiles and trucks, with the stipulation that it stays where indicated in his plot plan and not be moved to the other side.

**Member Begy** seconded the motion.

**Motion Approved 5-0**

#### **DATES:**

Next Scheduled Meeting

Tuesday, May 14, 2024

Public Agenda Deadline

Tuesday, April 23, 2024

There being no further business, **Chairman Fay** made the motion to adjourn the meeting at 7:35 p.m.

Respectfully Submitted,  
Aimee Doser, Recording Secretary