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# VILLAGE OF HILTON

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## Village of Hilton Zoning Board Meeting Minutes of June 11th, 2024 Approved

- Member's Present: Chairman Kim Fay, Nicole Pennock, Joe Ruta, Elaine Begy, Harry Reiter
- Member's Absent: Paul Cliff (Alternate), Village Board liaison Larry Speer
- Administration Present: Code Enforcement Officer; Mark Mazzucco, Recording Secretary; Aimee Doser, Mayor; Joe Lee
- Guests: Tammi Kreuzer, Terence Kreuzer

**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 April 16th, 2024, Village of Hilton Zoning Board meeting minutes, seconded by **Member Ruta** and approved 5-0.

### Reports:

Village Board Liaison	Mark Mazzucco
Code Enforcement Officer	Mark Mazzucco
Mayor	Joe Lee

**Chairman Fay** read and explained the procedures of the Zoning Board.

### PUBLIC HEARING OPENED AT 6:39 P.M.

#### ZONING SEGMENT – 360 LAKE AVE – CONDITIONAL USE PERMIT – IN-HOME BUSINESS

- Application of Tammi Kreuzer for the property located at 360 Lake Avenue for a Conditional Use Permit for an in-home Business, to sell homemade dog treats which includes local clients coming to property to pick up their orders. Per Section 275-13B (3) Conditional Uses-The following use is permitted--Customary home occupation incidental to a residence, including a professional office of a person actually residing on the premises. This property is zoned Residential.

Tammi Kreuzer stated that she started making her own dog treats about a year and a half ago because her dog just loves treats, and her son, who owns a packaging company, suggested she sell them. She said she makes three different treats - all have been lab tested, measured out and all the ingredients adhere to the guidelines according to

the AAFCO (Association of American Feed Control Officials). She stated she cannot sell anything refrigerated or dehydrated as that would require another license. She also stated that she is registered with the New York State DOA (Department of Agriculture) for the three (3) recipes that she has and has insurance for her business.

### **BOARD QUESTIONS/COMMENTS:**

**Chairman Fay** asked how many customers/clients the applicant has

Tammi Kreuzer stated that she does not have clients right now as she is just starting out but is hoping it will happen. She stated she would like to put a vinyl 2x2 sign in her window or affixed to her front porch to promote her business, as well as show future clients where she is located.

**Member Pennock** asked what the sign would say

Tammi Kreuzer said it is just the name of her business: "Red Woof Homemade Dog Treats".

**Member Begy** asked how many clients she would guestimate that she has, and how often.

Tammi Kreuzer stated that she makes around 16-18 treats per bag, and they are a pretty good size so she doesn't think it's something that would be more than once every couple of months or maybe a couple of times per year

**Member Begy** asked if everybody would come over on the way home from work to stop and pick up their treats, because although that would be good for her business it would not be great for traffic if all at once.

Tammi Kreuzer stated they would be made to order so whenever an order would come in, she would make the order and then they would pick it up when it's done, and if they live in Hilton, she will probably drop them off as a courtesy versus making them come to her house. Her plan is to start with selling at events and do more online sales in the winter, so she doesn't anticipate heavy traffic at her house.

**Chairman Fay** stated he feels she has an ample size driveway for people to come in and turn around and that it's very advantageous for business, however they would back out onto a busy street, that is his only concern.

**Member Ruta** asked if she needs a manufacturing license

Tammi Kreuzer stated that yes that is the Department of Agriculture certificate. She sends the product into them, and they make sure that the AFC label requirements are met and then you send them the label so they can see everything is printed the way they want it to be printed before use.

Tammi Kreuzer stated there will be no storefront and she will keep signage as quiet as possible. She just wants to put a small sign in a small front window of her home.

**Member Ruta** clarified no flashing signs

**Member Reiter** stated that if the business is just taking off, she would have no idea of how many people would be coming.

Tammi Kreuzer said they would only be coming if they placed an order at an event or online and then come to pick it up.

**Member Reiter** suggested that if the business/traffic starts getting out of hand, maybe she can work something out with the Heart of Hilton gift shop to sell there instead.

Tammi Kreuzer said once she gets a little more exposure and orders, she will be going to pet friendly, as she is planning on talking to the owner to see if he would take 30% of the sales that way, he collects the tax and he would get the traffic while she just produces the product and wholesales it to him.

### **CLOSED PUBLIC HEARING AT 6:55PM.**

**Member Reiter** suggested to the board members placing a condition on the permit stating that if it gets out of hand, the permit gets pulled.

**Chairman Fay** explained that the board would ask her (Tammi Kreuzer) to come back in one year to review how the business is doing, if there were any complaints received from neighbors, or any accidents in front of the house. If

everything is fine, then ok and on your way, free of charge to her with no new application fee, and that the board does this with all in home businesses.

**Chairman Fay** also stated that the dog groomer who came before the Zoning Board, agreed to space clients out to avoid traffic and he would like to put a condition on this as well in case it grows out of hand.

**Member Begy** asked if a time frame can be put on the permit for people to pick up their treats. Can hours be placed on it, so they aren't being picked up at midnight.

**Member Ruta** said that since the applicant is the last house in the Village on that side, there is no neighbor to bother Tammi Kreuzer stated that she already talked to the only neighbor on the other side, and she is fine with it

**Chairman Fay** said that is why he would want her to come back next year just to make sure

Tammi Kreuzer stated she could recondition every year

**Chairman Fay** and **Member Reiter** agreed that every year is not necessary

**Member Pennock** said she would like to see the applicant stagger the pickups

Tammi Kreuzer said that she would be doing that because she cannot talk to three (3) clients at once.

**Member Begy** made the motion to approve the application of Application of Tammi Kreuzer for the property located at 360 Lake Avenue for a Conditional Use Permit for an in-home Business, to sell homemade dog treats which includes local clients coming to property to pick up their orders, with the condition of revisiting in one year, the June 2025 Zoning Board meeting, for review.

**Member Pennock** seconded the motion.

Motion Approved 5-0

### **DATES:**

Next Scheduled Meeting	Tuesday, July 09, 2024
Public Agenda Deadline	Tuesday, June 18, 2024

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

Respectfully Submitted,  
Aimee Doser, Office Clerk