

Joseph M. Lee, Mayor

TRUSTEES

Andrew J. Fowler

Sherry A. Farrell

Larry W. Speer

Shannon Zabelny

Shari Wilson-Pearce Village Manager/Clerk

Jeff Pearce Supt. of Public Works

VILLAGE OF HILTON

59 HENRY STREET

HILTON, NY 14468

(585) 392-4144

(585) 392-5620 Fax

voh@hiltonny.org



Zoning Board of Appeals
Meeting Minutes of March 11th, 2025
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, Recording Secretary; Aimee Doser, Village Mayor; Joe Lee

Guests: David E. Stevens, Laura Pettine, Christine Brower, Sameer Alfaqih, Mike Alfaqih, Dave Wright

Chairman Kim Fay called the meeting to order at 6:30 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 February 11th, 2025, Village of Hilton Zoning Board meeting minutes, seconded by **Member Reiter**, approved 5-0.

REPORTS:

Code Enforcement Officer Mark Mazzucco Gave his report.
Village Mayor Joe Lee Gave his report.

Chairman Kim Fay opened the public hearing at 6:37 p.m.

**PUBLIC HEARING – 20 EAST AVENUE – CONDITIONAL USE PERMIT –
SAMEER ALFAQIH**

- Application of Sameer Alfaqih (Business Owner/Tenant) and David Stevens, property owner of 20 East Avenue, Hilton, New York 14468 for a Conditional Use Permit to operate a Food and Desserts (Waffles, Ice Cream, Smoothies, etc.) establishment inside an existing storefront. Per Section 275-20(D)(2) of the Village of Hilton Zoning Code, a Conditional Use Permit is required to allow the operation of an eating and/or drinking establishment. This property is zoned Limited Commercial.

Mike Alfaqih, son of Sameer Alfaqih, stated they would like to open a dessert spot with ice cream, waffles, smoothies, and milkshakes. No other food items, just desserts.

BOARD COMMENT/QUESTIONS:

Chairman Fay asked if the desserts will be prepared there on-site.

David Stevens stated that it will just be soft serve machines.

Chairman Fay asked what their business hours will be.

David Stevens said they were waiting to see what hours will be allowed in the Village and then they will create their hours, they were thinking 11pm but if not allowed then they can close at 10pm or whatever they are allowed to do.

Member Begy asked if there will be indoor seating.

Davie Stevens said there will be 2 small tables, 4x4 café tables, and a picnic table outside that they would bring in at night.

Dave Wright asked what the occupancy is for the inside,

David Stevens stated approximately 4-6 people and said there will be free Wi-Fi if kids want to come in and do their homework and have a smoothie.

Laura Pettine asked about parking.

David Stevens said it is municipal parking. Customers can use the lot.

Chairman Fay asked if they have thought about any signage.

David Stevens said yes, same scale as when he had the dry-cleaning business.

Code Enforcement Officer Mark Mazzucco stated that they would need the permit to state if they were doing outdoor dining.

Chairman Fay asked if it is required to have the area fenced in for outside tables.

Code Enforcement Officer Mark Mazzucco said no.

Member Begy asked if there is a limit on how many tables they can have.

Code Enforcement Officer Mark Mazzucco said only what is set by the Zoning Board.

David Stevens stated that they will maintain and keep the area clean.

Code Enforcement Officer Mark Mazzucco asked if there is a residential home next door or the funeral home.

David Stevens said it is a residential home.

Code Enforcement Officer Mark Mazzucco said he might want to consider a fence so not to affect the neighbor.

Laura Pettine asked if they will be open year-round or close in the winter.

Mike Alfaqih stated that it depends on how business goes. They may close for winters if business is slow then.

Member Begy asked about making a drive thru.

David Stevens said no, he wouldn't even consider it.

Member Ruta asked if they would be going through the proper inspections since they will be cooking in the building.

David Stevens said it will just be soft serve machines and waffle makers.

Chairman Fay said they he will go with Code Enforcement Officer Mark Mazzucco's recommendation and suggest that the application come back with a proposal of the outside setup.

Mike Alfaqih said that if they do anything outside it won't be for maybe 2 months after opening, as they want to see what the people want first.

Chairman Fay said to come back with their plan when ready.

PUBLIC COMMENT: Opened at 6:53 p.m.

There was no public comment.

PUBLIC COMMENT: Closed at 6:53 p.m.

Motion to Approve:

Member Ruta made the motion to approve the application for the property located at 20 East Avenue, for a Conditional Use Permit to operate a Food and Desserts (Waffles, Ice Cream, Smoothies, etc.) establishment inside an existing storefront.

Seconded by Member Reiter. Approved 5-0.

DATES:

Next Scheduled Meeting

Tuesday, April 8th, 2025

Public Agenda Deadline

Tuesday, March 18th, 2025

There being no further business, **Chairman Fay** made the motion to adjourn the meeting at 7:58 p.m.

Respectfully Submitted,
Aimee Doser, Recording Secretary