

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 AGENDA

Date: January 22, 2025
To: Zoning Board Members
From: Mark Mazzucco
Subject: Zoning Board Meeting, Tuesday, February 11th, 2025

I. Call the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag and a moment of silence.

Acting Chairperson Fay declares, for the minutes, that a quorum is present so the meeting may proceed as planned.

- **Minutes:** Approve meeting minutes of January 14th, 2025
- **Reports:**
 - Village Board Liaison Mark Mazzucco/Larry Speer
 - Code Enforcement Officer Mark Mazzucco
 - Mayor Joe Lee

II. ZONING SEGMENT

A. Explanation of ZBA Procedure:

CONCEPTUAL – 62 GORTON AVE/67 OLD HOJACK LANE – HAUCK HOLDINGS LLC

- Louie Hauck would like to have an informal discussion with the Zoning Board in reference to operating a smoothie bar in an existing storefront with a drive-thru.

**PUBLIC HEARING – 6 STRUSSENBERG DRIVE – CONDITIONAL USE
PERMIT – SYLVIA KULWICKI**

- Application of Sylvia Kulwicki, for the property located at 6 Strussenberg Drive for a Special Permit to retain a Fourth (4th) Dog on her premises. Per Section 275-10F(2)-Dogs--A Property owner or resident may apply for a Special permit to retain more than three dogs on his/her premises. This property is zoned Residential.

PUBLIC HEARING – 17 FRASER DRIVE – AREA VARIANCE – LISA RICE

- Application of Lisa Rice, property owner of 17 Fraser Drive, for an Area Variance to allow the property owner to house or keep chickens (Poultry) on the Residential lot. Section 275-9 (A) states--Except as otherwise expressly provided in this chapter, no animals, fowl, or poultry shall be housed or kept on any lot other than customary household pets. This property is zoned Residential.

Open/Close Public Comment:

Board Discussion:

Next Meeting: Tuesday, March 11th, 2025

Adjournment: