

**Village of Hilton Zoning Board
Meeting Minutes of August 14, 2007**

Member's Present: Richard Bjornholm, Richard LaForce, Jim Bimmler, Bob Cusenz, Pat Holenbeck

Member's Absent: Mike Lissow, Code Enforcement Officer

Administration: Joe Lee, Trustee; Debbie Buongiorno, Recording Secretary

Guests: Dave McCracken, Donald Merriam, Tom Ban, Joe, Val and Lauryn Beyer

The meeting was called to order with the pledge of allegiance to the flag at 7:00 p.m.

Chairman Richard Bjornholm explained the functions and responsibilities of the Zoning Board.

PUBLIC HEARING – 369 LAKE AVENUE – CONDITIONAL USE PERMIT

Application of Joseph C. Beyer, 369 Lake Avenue, for a Conditional Use Permit to construct an additional storage shed. Per Section 24-302 E (1a), only one such accessory structure will be permitted on any real property. This property is zoned Residential.

The public hearing was opened at 7:05 p.m.

Chairman Bjornholm received verification from the Zoning Board Secretary, Debbie Buongiorno, that prescribed notification of this public hearing was accomplished by letter and advertisement. Chairman Bjornholm then explained to those present the purpose of the public hearing.

It was also reported this is a Type II SEQR with no further action required.

Mr. Beyer was present to represent this application. Mr. Beyer stated his property use to have a garage but it burned down years ago and that he would like an additional shed for storage closer to the house. This shed would not be a permanent structure (strong hold plastic shed), if they were to move from this residence they would take it with them.

Mr. Donald Merriam, 655 Lake Avenue, was present to support Mr. Beyer's application. He stated he has no objection to this plan as submitted.

Public Comment: None

With all persons being heard, the public hearing was closed at 7:10 p.m.

Board Discussion:

Pat Holenbeck confirmed with Mr. Beyer that this shed was being placed at the end of the driveway and not at the back of the lot by the other shed. Mr. Beyer stated that was correct.

Bob Cusenz asked Mr. Beyer if there would be electricity to this shed? Mr. Beyer stated there would not be.

Rick Bjornholm asked Mr. Beyer if he ever thought of taking down the older shed and putting up a larger shed to accommodate his needs? Mr. Beyer said the other shed is still in very good shape and does not want to take it down if does not have to.

Motion to approve the application of Joseph C. Beyer, 369 Lake Avenue, for a Conditional Use Permit to construct an additional storage shed with the following condition: the shed is to be removed if applicant builds a garage or sells the property. Per Section 24-302 E (1a), only one such accessory structure will be permitted on any real property. This property is zoned Residential. **Motion** made by Pat Hollenbeck, seconded Bob Cusenz. **Motion** approved 5-0.

REVIEW CONDITIONAL USE PERMIT - 14 MAIN STREET- ARLINGTON RESTAURANT

Conditional Use Permit was granted on May 16, 2006 to Tom Ban, owner of the Arlington Restaurant, to construct an outdoor dining area. Per Section 24-311 C (4) Conditional Use Permits upon Site Plan approval and in accordance with Article IV the following uses are permitted: Eating and/or alcoholic drinking establishments to the extent not conducted entirely within a completely enclosed building. This property is zoned Central Business District. This permit will be reviewed in fifteen (15) months.

Tom Ban was present to represent this review. Mr. Ban stated he has not had any issues.

Chairman Rick Bjornholm read a letter from Mike Lissow, Code Enforcement Officer, stating he has no complaints on file.

Joe Lee stated there have been no complaints from the Village Board.

Bob Cusenz stated there was some upset over the lights when they first went up but it seems to have calmed down.

The public hearing was opened at 7:20 pm

Public Comment:

None

The public hearing was closed at 7:25 pm

Board Discussion:

Pat Holenbeck feels that it has brought life to Main Street.

Chairman Rick Bjornholm asked Mr. Ban if he felt Cruise Night has helped him at all? Tom Ban stated he may have a few more patrons from the Cruise Night before/after the show. The restaurant has given out 10% off coupons for the Cruise Night to entice that crowd.

Motion to continue to operate an outdoor eating/drinking establishment as noted in the May 16, 2006 Zoning Board meeting minutes with the following condition: this permit will be reviewed again in 24 months. This property is zoned Central Business District. **Motion** made by Bob Cusenz, seconded by Jim Bimmler. **Motion** approved 5-0.

MINUTES

Motion to approve the November 14, 2006 meeting minutes as submitted. Richard LaForce made the motion, Jim Bimmler seconded the motion. **Motion** approved 3-0-2.

The approval of the February 13, 2007 meeting minutes were tabled until the September 11th, 2007 meeting due to clarification on wording.

REPORTS

Liaison's Report - Joe Lee gave his report.

Zoning Code Officer's Report - Mike Lissow not present.

Chairman's Report - Chairman Bjornholm gave his report.

Chairman Bjornholm discussed the new State regulation regarding 4 hours mandatory training for all Zoning and Planning Board members.

Chairman Bjornholm thanked Richard LaForce for chairing the February 2007 meeting in his absence.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:03pm. Richard LaForce made the motion, seconded by Jim Bimmler.

Respectfully Submitted,

Debbie Buongiorno
Recording Secretary