

Village of Hilton Zoning Board

Meeting Minutes of August 12, 2008

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

Administration: Debbie Jones; Recording Secretary

Guests: Chris Neidert

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 – 51 FRASER DRIVE – AREA VARIANCE

Application of Chris Neidert, 51 Fraser Drive, for an Area Variance to locate a 10' x 10' storage shed on a corner lot in front of the main foundation line. Per Section 24-302 (e), 1-f, which states: An accessory structure on a corner lot must be erected behind the front main foundation line of the principal dwelling. This property is zoned Residential

The public hearing was opened at 7:02 p.m.

Chris Neidert was present to represent this application. Mr. Neidert considers he has a hardship because he is on a corner lot and his backyard is only 19' 6". Mr. Neidert did construct a 12x16 deck several years ago which limited his yard usage even more by approximately 1/3. He states if he puts the shed in his backyard there will not be any room for his children to play or for his K-9 State Police working dog. Also, if he puts the shed in the backyard his lawnmower will not fit through the gate of the fence to be able to store the mower in the shed, his lawnmower is now housed in the garage. Mr. Neidert states the shed will be sided the same color as his house.

PUBLIC COMMENT:

Mr. Neidert presented with a letter from his neighbor, Resident #1. Chairman Rick Bjornholm read the letter from Resident #1 which states he has no objections of Mr. Neidert constructing the 10x10 shed on the corner lot of his property.

Chairman Rick Bjornholm then read a letter from Mike Lissow, Code Enforcement Officer who was unable to attend tonight's meeting stating he had met with Mr. Neidert at his house and they looked at all probable locations for the shed and agreed with Mr. Neidert that there is not any room in the backyard for the shed.

Mike feels where Mr. Neidert wants to construct the shed would not be out of character for the neighborhood.

Secretary, Debbie Jones stated she spoke to a resident who came into the office, Resident #2, stated she does not have a problem with the Neidert's constructing the shed in the said above location. Resident #2 stated she sees the problem they have with their property.

Public Hearing closed 7:17pm

Board Comment:

Pat Holenbeck: Presented her question to Chairman Rick Bjornholm on clarification of the definition "main foundation line?" Chairman Bjornholm clarified the definition and with that Pat had no further questions.

Jim Bimmler: Stated he had the same question as Pat and had no further questions.

Richard LaForce – Stated he took a look at the property and according to the Planning Federation criteria he sees no problem with the construction of this shed.

Bob Cusenz – Stated he also took a look at the property and does not have a problem with the shed.

Rick Bjornholm – Stated he drove by the lot and could not believe how small the lot really is. Chairman Bjornholm asked Mr. Neidert where the front of the shed is going to be facing? Chris stated facing towards the front of the house (facing north). Chairman Bjornholm reiterated the shed was going to be the same color of the house, Mr. Neidert agreed, Clay color.

With all persons being heard,

Motion to accept the application of Chris Neidert, 51 Fraser Drive, for an Area Variance to locate a 10' x 10' storage shed on a corner lot in front of the main foundation line. Per Section 24-302 (e), 1-f, which states: An accessory structure on a corner lot must be erected behind the front main foundation line of the principal dwelling. This property is zoned residential. Proposed structure and its location does not present a visual objection and neighbor input is positive.

Motion made by Bob Cusenz, seconded by Richard LaForce. Favor 5-0.

REPORTS

Liaison's Report - Absent

Zoning Code Officer's Report - Absent

Chairman's Report -

Chairman Bjornholm gave his report.

MINUTES

Motion to approve the July 8, 2008 minutes as submitted, motion made by Bob Cusenz, seconded by Rich LaForce. **Motion** approved 4-0-1 (Jim Bimmler abstained, absent from July meeting) .

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:28 p.m. **Motion** made by Pat Holenbeck, seconded by Richard LaForce.

Respectfully Submitted,

Debbie Jones, Recording Secretary