

**Village of Hilton Zoning Board
Meeting Minutes of April 14, 2010**

Member's Present: Chairman Richard Bjornholm, Pat Holenbeck, Richard LaForce

Member's Absent: Bob Cusenz

Administration Present: Mike Lissow; Code Enforcement Officer, Larry Speer; Village Board Trustee, Debbie Jones; Recording Secretary

Guests: Dave Tresohlavy, Scott Padoleski, Melissa Padoleski, Tom Scheg, Joe Lee, Chris Tobin, Lisa A. Lewis, John Lewis

The meeting was called to order with the pledge of allegiance to the flag at 7:04 p.m.

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

1. PUBLIC HEARING – 50 PEACH BLOSSOM RD. S – AREA VARIANCE

Application of John Lewis, 50 Peach Blossom Road North, for an Area Variance to allow a 160 square foot outdoor storage shed. Per Section 24-302-E, 1 (b) The foot print shall be over 25 square feet but shall not exceed 144 square feet. This property is zoned Residential.

Public Hearing was opened at 7:08 p.m.

John Lewis (son) was present to represent this application. Mr. Lewis stated they would like to put up a bigger shed. Their existing shed which is 8' x 8' is not sufficient for their needs and there is not any extra space in the garage.

Mr. Lewis presented a brochure to the Board and stated it would be the pre-fabricated 10' x 16' vinyl Classic Quaker shed. Pictures of the existing shed were also presented and he stated it will be taken down after the new shed is constructed.

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PUBLIC COMMENTS:

Tom Scheg, 24 Stothard Drive, asked Mr. Lewis if they could go to the next lower size shed, if that would be acceptable to them? Mr. Lewis stated “no, it would not work.”

With all persons being heard, the public hearing was closed at 7:15 p.m.

BOARD COMMENT:

Member Pat Holenbeck stated she drove by the area and felt for the most part the shed would not be visible from the road.

Member Richard LaForce asked what the base of the shed would be? Mr. Lewis stated it will be seated on a stone base. Member LaForce stated he has no objection.

Chairman Richard Bjornholm asked Mike Lissow why the Village placed a size limit of 144 sq. ft. on sheds? Mr. Lissow stated the Village started receiving complaints from residents that some sheds being put up are too large for the area/property where they are being constructed. Chairman Bjornholm asked Mr. Lewis if there will be any cars stored in the shed? Mr. Lewis stated “no, just lawn equipment and like items.”

Motion to approve the application of John Lewis, 50 Peach Blossom Road North, for an Area Variance to allow a 160 square foot outdoor storage shed. Per Section 24-302-E, 1 (b) The foot print shall be over 25 square feet but shall not exceed 144 square feet. This property is zoned Residential. There was no public objection and this approval comes with following condition:

- a. The old shed is to be taken down within 30 days after the new shed is constructed.

Motion made by Pat Holenbeck, seconded by Richard LaForce. Motion approved 3-0.

2. PUBLIC HEARING – 98 SOUTH AVE., SUITE C – AREA VARIANCE

Application of Chris Tobin, 98 South Avenue Suite C, for an Area Variance to install a sign with an area of 80 Square feet on frontage that is 38 linear feet. Per section 24-602 F 1 (b) which states in part, sign shall not exceed one and one half square feet of sign area for each linear foot of first story enterprise frontage. This property is zoned commercial.

Public hearing was opened at 7:20 p.m.

Chris Tobin was present to represent this application. Mr. Tobin would like to put up a 64 sq. ft. sign above the store and 16 sq. ft. of window sign for his new business, he received approval from the Planning Board on April 12, 2010. The total 80 square feet of signage is actually being divided between 2 (two) signs.

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PUBLIC COMMENT:

Larry Speer, 745 East Avenue, inquired as to how big the sign is now? Mr. Tobin stated it is the same size.

With all persons being heard, the public hearing was closed at 7:25 p.m.

BOARD COMMENT:

Member Pat Holenbeck asked Mr. Tobin if you will be able to see through the window? Mr. Tobin stated “yes.”

Member Richard LaForce stated he has no objections with the size of the sign.

Member Richard Bjornholm stated he visited the site and did some measuring. He found the store frontage to measure 46'. The applicant has reduced the proposed sign to 4' x 16', (64 square feet) however, the approval for 80 square feet is still being proposed. The applicant could still utilize the additional 16 square feet on additional signage if he chooses. It has been mentioned at the Planning Board that Mr. Tobin may install vinyl window signs. Any additional signage will still require approval by the Planning Board.

Motion to approve the application of Chris Tobin, 98 South Avenue Suite C, for an Area Variance to install two signs with a total sign area not to exceed 80 square feet on frontage that is 46 linear feet. Per section 24-602 F 1 (b) which states in part, sign shall not exceed one and one half square feet of sign area for each linear foot of first story enterprise frontage. This property is zoned commercial.

Motion made by Richard LaForce, Seconded by Pat Holenbeck. Motion approved 3-0

3. PUBLIC HEARING – 7 BROOK STREET – AREA VARIANCE

Application of Scott Padoleski, 7 Brook Street, for an Area Variance to construct a garage with a 24 feet front setback. Per section 24-302 C (3) the minimum front setback shall be 35 feet. This property is zoned residential

Public hearing was opened at 7:30 p.m.

Scott Padoleski was present to represent this application. Mr. Padoleski would like to construct a 21' x 26', 2 (two) car garage in front of the existing 1 (one) car garage. The existing garage will be utilized as a workshop area and currently there is no room to be used for anything other than such.

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PUBLIC COMMENT:

Chairman Bjornholm read a letter (on file) from Sue Lennox (Tobey) who resides at 5 Brook Street stating they have no objection to the construction of the garage at 7 Brook Street.

With all persons being heard, the public hearing was closed at 7:37 p.m.

BOARD COMMENT:

Member Richard LaForce stated he has no objection.

Member Pat Holenbeck stated she has no objection and feels it will not have any impact on the neighborhood.

Chairman Richard Bjornholm wanted to make sure there was enough room to park a vehicle in the driveway. When he visited the location and saw how big the homeowner's truck was, he was assured there would be enough room. Chairman Bjornholm asked Mr. Padoleski if they would be parking the vehicles in the garage? Mr. Padoleski stated "yes." Chairman Bjornholm asked if the garage would be extending past the neighbor's house? Mr. Padoleski stated "no."

Motion to approve the application of Scott Padoleski, 7 Brook Street, for an Area Variance to construct a garage with a 24 feet front setback. Per section 24-302 C (3) the minimum front setback shall be 35 feet. There was no public objection and 1 (one) letter from a neighbor in support of this application. This property is zoned residential.

Motion made by Pat Holenbeck, seconded by Richard LaForce. Motion approved 3-0.

4. REPORTS

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| a. | Liaison's Report | Larry Speer gave his report |
| b. | Code Enforcement Officer's Report | Mike Lissow gave his report |
| c. | Chairman's Report | Rick Bjornholm gave his report |

5. MINUTES

Motion to approve the minutes as amended of February 9, 2010. Motion made by Pat Holenbeck, seconded by Richard LaForce. Motion approved 3-0

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6. DATES

Next Scheduled Meeting	Tuesday May 25, 2010
Public Hearing Deadline	Tuesday June 4, 2010

7. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 p.m. Motion made by Richard LaForce, seconded by Pat Hohenbeck.

Respectfully Submitted,

Debbie Jones, Recording Secretary

