

**Village of Hilton Zoning Board
Meeting Minutes of May 8, 2012**

Member's Present: Richard Bjornholm, Richard LaForce, Pat Holenbeck, Robert Hunte, Tom Scheg

Administration Present: Mike Lissow; Code Enforcement Officer, Mayor Joe Lee; Village Board Liaison, Debbie Jones; Recording Secretary

Guests: Shannon Zabelny, Linda Viney, Steven Hopkins

1. Call the meeting to order at 6:30 p.m. with the pledge of allegiance to the flag.
 2. The Oath of Office was taken by Chairman Bjornholm for another five year term.
 3. The Oath of Office was issued to newly appointed Alternate ZBA Member, Shannon Zabelny, by Mayor Lee.
- Application of Steven Hopkins, 284 South Avenue, for an Area Variance to construct a stockade fence 6' high in the side yard of a corner lot. Section 24-603 C states in part, on a corner lot, no fence shall exceed 3' in height within a yard that is adjacent to a street. This property is zoned Residential.
 - a. Steve Hopkins was present to represent this application. He explained that he would like to install a 6' stockade fence on his corner lot for privacy and the safety of his three children.
 - b. Mr. Hopkins provided photos to clarify his request and discussed attaching the wooden fence to the existing chain link fence. He stated he intends to match the style and color to the existing fence at the Cedar Hills Apartments.
 - c. Chairman Bjornholm opened the Public Hearing portion of the meeting at 7:42 p.m. There were no questions from the public and the Public Hearing was closed at 7:45 p.m.
 - d. Member Holenbeck noted she had no concerns with this application.
 - e. Member Hunte indicated that this location is historically significant area of the village. Jonathan Underwood's farm was located and is historic to Village. He noted there may be some portion of the original building on this lot.

- f. Member LaForce stated that the fence will cause no obstruction to traffic and that security for the children is important.
- g. Chairman Bjornholm asked if the fence location from the sidewalk is 3'? Mr. Hopkins was unsure of the distance but believes it is between 12"- 16" off sidewalk. Mike Lissow explained another variance must be granted to allow this setback which cannot be addressed without re-advertisement. Member Scheg asked if it could be moved 3' from sidewalk. Mr. Hopkins answered that there are very large rocks in the spot that cannot be moved. Mike Lissow stressed that it must be located 3' off sidewalk. Mr. Hopkins was advised that if the fence is 3' from the sidewalk no further action is required. If the fence cannot be located 3' from the sidewalk, a variance would be necessary.
- h. Mike Lissow explained this is a SEQR Type II unlisted action, therefore no further action is required and this request is exempt from Monroe County's review per an agreement with the Village of Hilton.
- i. The location of the proposed fence is along the south property line beginning at the east end of the driveway continuing east to the rear property line.
- j. Chairman Bjornholm asked for a motion to approve a 6' high stockade fence located on the south property line to the east property line as requested; the motion was by Member Scheg, seconded by Member LaForce approved 5-0.
- k. At 7 p.m. Mike Lissow was called away for a fire emergency.

4. REPORTS

Code Enforcement Report
 Trustee Report Larry Speer provided his report.
 Chairman provided his report.

5. MINUTES

Chairman Bjornholm asked for a motion to approve the April 10, 2012 meeting minutes as submitted, a motion was made by Pat Holenbeck, seconded by Bob Hunte, approved 5-0.

6. DATES

Next Scheduled Meeting	Tuesday, June 12, 2012
Public Agenda Deadline	Tuesday, May 29, 2012

7. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:18 p.m. Motion made by Tom Scheg, seconded by Bob Hunte. Motion approved 5-0.

Respectfully Submitted,
 Amy Harter, Recording Secretary