

**Village of Hilton
Zoning Board of Appeals minutes of July 9, 2013**

Members Present: Chairman Richard Bjornholm, Richard LaForce, Bob Hunte, Pat Hohenbeck, Shannon Zabelny

Others Present: Mike Lissow, Code Enforcement Officer
Debbie Jones, Recording Secretary

Guests: Tom Ban

Chairman Bjornholm called the meeting to order at 6:30 p.m. with the pledge of allegiance.

Chairman Bjornholm explained the ZBA responsibilities.

ZONING BOARD SEGMENT – PUBLIC HEARING

- **Application** of Dos Deuce Main Street LLC, 22 Main St., for a conditional use permit to allow outdoor dining at their location. Per section 24-311 C (4) any eating or non-alcoholic drinking to the extent not conducted entirely within a completely enclosed building requires a conditional use permit. This property is zoned Central Business District.

1. Tom Ban was present to represent this application. Tom explained he would like to put 2-3 café style tables in front of his business in the Village right of way.

Chairman Bjornholm opened the public hearing at 6:35 p.m. There being no public present, it was closed at 6:35 p.m.

Board Comments:

Member Zabelny questioned if the tables would be brought in at night? Mr. Ban indicated he hadn't thought about it he but would like to keep them out due to storage limitations.

Member Hohenbeck – had no issues.

Member LaForce – likes the idea.

Member Hunte – would like a condition that the Code Enforcement and owner meet and agree on the location so it does not affect pedestrian traffic. He also agrees that the tables should come in at the close of business. Mr. Ban had no issue with these conditions.

Chairman Bjornholm – agrees with the two previously discussed conditions.

Mike Lissow reported this is a Type II SEQR no further action required and is exempt from County review per an agreement on file in the Village Office.

Chairman Bjornholm asked for a motion. Member Hunte made a motion to approve the conditional use permit allowing outdoor dining at 22 Main St. in the Village right of way with the following conditions:

1. Tables and chairs are allowed only during business hours.
2. The Code Enforcement Official and the owner are to meet to discuss location of tables and chairs so they do not interfere with pedestrian traffic.
3. This will be reviewed within one (1) year.

Seconded by Member Zabelny, approved 5-0.

- **Application** of Dos Deuce Main Street LLC, 22 Main St., for a variance to allow a wall sign to be placed on a façade not facing a street. Per section 24-602 H 2 b 1 (a) one wall sign is permitted for each façade facing a street. This property is zoned Central Business District.

1. Mr. Ban would like to put a sign on the second floor east facing façade in the same location that former businesses have had their signs. He feels this is a better location for a sign as the front of his business is hidden by the trees. He is undecided at this point if he will be placing a sign on the front of the business.

BOARD COMMENTS:

Member Zabelny – had no issues.

Member Hohenbeck – wanted to know if it was going to be a wall or projecting sign? Mr. Ban stated a wall sign.

Member LaForce – had no issues with the sign. Inquired if there were going to be any changes to the siding to the south side façade and is anything being done with the ivy growing on the east side. Mr. Ban stated he would likely use a mahogany and green paint scheme and all ivy will be removed to prevent further damage to the building.

Member Hunte – likes the sign.

Chairman Bjornholm – inquired if he were to put a sign on the south of the building, where would it go? Mr. Ban stated he is thinking of possibly using an awning but would come back to the Board prior to moving forward on that.

Mike Lissow reported this is a Type II SEQR no further action required and is exempt from County review per an agreement on file in the Village Office.

Chairman Bjornholm asked for a motion. Member Hohenbeck made the motion to approve the variance to allow a sign on the east facing façade not to exceed 42"x10'6", seconded by Member LaForce, and approved 5-0.

REPORTS:

Mike Lissow – gave his report

Minutes:

Member Hunte made a motion to accept the April 9th, 2013 meeting minutes as amended; seconded by Member Zabelny, approved 4-0-1 (Chairman Bjornholm abstained due to absence)

Next Meeting: Tuesday August 13, 2014

Adjournment:

There being no further business, the meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

Debbie Jones, Recording Secretary