

Village of Hilton Zoning Board  
Meeting Minutes of November 12, 2013  
Approved

Member's Present: Richard Bjornholm, Richard LaForce, Pat Holenbeck,  
Robert Hunte, Shannon Zabelny

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

Others Present: Logan Parkhurst, Kenneth Allport, Harry Bostley, Robert Crowley,  
Marissa Sette, Ali Lissow, Ann Hedberg, Eric Bostley, George  
Heinrich, Dave Dix, Gary Inzana, Pat Zimmer, Larry Zimmer,  
Mark Hedberg

1. Call the meeting to order at 6:30 p.m. with the pledge of allegiance to the flag.
2. Chairman Bjornholm explained the ZBA responsibilities.

**ZONING BOARD SEGMENT-PUBLIC HEARING**

3. Application of David Dix, 122 Hillside Drive, a.k.a. Village Wholesalers, 100 Old Hojack Lane for a Conditional Use permit to sell used cars outside. Per section 24-305 C a conditional use permit is required when the use is not conducted within a completely enclosed building. This property is zoned Commercial.
    - a. Mr. David Dix represented the application. Mr. Dix explained his plan of operating a used car dealership with approximately 10-20 vehicles displayed at 100 Old Hojack Lane (Klock Oil Site) and parking for 2-3 employees.
    - b. Mr. Dix would be using an existing garage for on-site minor repairs; tires, brakes, doll-ups, etc. Cars would be at least 15' from the sidewalk. It was noted the cars would be at least 50' from bordering property. A light pole may be replaced. Mr. Dix does not expect additional noise from this business.
- BOARD COMMENT:**
- c. Member Hunte asked the applicant if there would be any tree removal, if not how far from the trees would he be? Mr. Dix stated there would not be any tree removal and he would be about 15' from the trees. Member Hunte also asked if there is sufficient room to the west to park the cars? Mr. Dix stated yes.
  - d. Member Holenbeck had questions regarding lighting, hours and storage. Mr. Dix stated he would have existing lighting with the exception of possibly replacing a light pole that was recently taken down. There would not be any evening hours and the cars would be the only storage.

- e. Member LaForce stated Mr. Dix has satisfied his questions with the answers from the other Board member's.
- f. Member Zabelny asked Mr. Dix if the paved area will remain the same? Mr. Dix replied no changes would be made to the driveway or parking lot area. Member Zabelny re-iterated there would not be any tree disruption or changes in the lighting other than what was discussed.
- g. Code Enforcement Officer, Mike Lissow had no questions at this time.
- h. Chairman Bjornholm opened the forum for public comments at 6:40 p.m.

### **PUBLIC COMMENT**

Larry Zimmer, 124 West Avenue, asked if the parking lot would be stone or paved and what type of signage will be displayed? Mr. Dix stated the parking lot would be gravel and they plan on having a sign that would meet the Board's current recommendations.

Eric Bostley, 50 Old Hojack Lane, stated the Planning Board was very particular in what they did with the property; Mr. Bostley is concerned with the possibility of bringing down the property values. Mr. Bostley also stated he would like to see a gate put in between the two properties due to the increase in traffic.

Harry Bostley, 250 Hill Road, stated he owns 8 acres west of the school that he leases to the Greenwell's which is zoned Light Commercial. Mr. Bostley is very concerned about putting a used car lot in this area, he feels Old Hojack has very little pass through traffic and just isn't the place for it.

Mark Hedberg, 134 West Avenue, feels if an application needs 3 variances there should be a concern. These are here to protect the other businesses and those businesses have done a fine job.

Gary Inzana, 10 Old Hojack Lane, share the same concerns as the Bostley's. This Board sets precedence and if you allow this, what next? If this does go through Mr. Inzana hopes there would be conditions placed such as a limit on the number of cars, etc. and suggested Mr. Dix return for a review regarding his business.

- i. Public comment was closed at 6:47 p.m.
- j. Member Hunte stated he appreciated the comments from the public, he is in favor of not fencing. Member Hunte feels he could make a better assessment of this application if there were a survey map or a map showing detail measurements, size, position and lighting. He would like in writing, the use of spray paint, fumes, noise or any source that could have an impact on the environment or neighbors. Member Hostenbeck stated she is confused as to why comments were made feeling this business would be detriment to the future of the Village? She would like to see some plans for the signage, plans for receiving or removing cars and what are the plans for the leakage of oil, fuel, etc.

- k. Member LaForce stated he has no objection with the business but does share some of the same concerns as the other members.  
Member Zabelny agrees with the other Board member's in regards to needing a formal plan to make a final decision.
- l. After much discussion, the Board agreed to table the remainder of this applicant's agenda items until Mr. Dix can present to the Board with a formal plan which would include a map that shows the layout, dimensions, lighting, etc.
- m. Richard LaForce made the motion to table this application, seconded by Bob Hunte, Approved 5-0.

**4. REPORTS**

Larry Speer gave his report.  
Mike Lissow gave his report.  
Chairman Bjornholm gave his report.

**5. MINUTES**

Member Shannon Zabelny made a motion to approve the Zoning Board of Appeals October 8<sup>th</sup>, 2013 meeting minutes, seconded by Pat Holenbeck, and approved 5-0.

**6. DATES**

Next Scheduled Meeting	Tuesday, December 10, 2013
Public Agenda Deadline	Tuesday, November 26, 2013

There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Debbie Jones, Recording Secretary