

Village of Hilton Zoning Board
Meeting Minutes of April 8, 2014
Approved

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

Member's Absent Richard Bjornholm

Administration Present: Mike Lissow; Code Enforcement Officer, Mayor Joe Lee, Trustee
Shannon Zabelny; Zoning Board Liaison, and Debbie Jones;
Recording Secretary

Others Present: Gary Inzana

Code Enforcement Officer, Mike Lissow called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag.

PLANNING SEGMENT-

1 EAST AVENUE – ARCHITECTURAL REVIEW

Gary Inzana, 1 East Avenue for exterior changes to the building. This property is zoned Central Business District.

Gary Inzana made his presentation to the Board for exterior changes to 1 East Avenue. As it was known in past history as the "Flat Iron Building", Gary has chosen to keep the historical name of the building. Mr. Inzana presented with two different plans to the exterior. Option A shows (per drawings on file) a Versetta stone façade on lower level and vinyl siding/wood product on the upper level. Option B shows all vinyl siding and wood product on the entire building. There will be two entrances from the north side of the building and a rear entrance on the east side of the building to access both upstairs apartments.

BOARD COMMENTS:

Member Hunte likes the Option A plan. He likes the balance in the spacing between the windows and doors and feels the color combinations are suitable. Member Hunte is confident in Mr. Inzana's work.

Member LaForce prefers Option B but has no problem with Option A.
Member Holenbeck has no objections.

Member Holenbeck made the motion to accept the Architectural Review plan for Option A as submitted (a Versetta stone façade on lower level and vinyl siding/wood product on the upper level), seconded by Member Hunte, and approved 3-0.

1 EAST AVENUE – CONCEPTUAL SITE PLAN REVIEW

Gary Inzana, 1 East Avenue proposed changes to the 2nd floor apartment. This property is zoned Central Business District.

Mr. Inzana stated currently there is a 2 bedroom apartment upstairs. His proposal is to have 2 (two) 1 bedroom apartments and have a rear entrance on the east side of the building to access both apartments. The downstairs level can be made into one or two retail spaces.

BOARD COMMENTS:

Member Hunte started to discuss parking, additional lighting, interaction with pedestrians, trash collection and signage. Code Enforcement Officer, Mike Lissow suggested the Board delay the Site Plan Review on the downstairs level until Mr. Inzana knows what will be going in there.

The Board agreed the vote on the Conceptual Site Plan Review tonight will be on the two (2) upstairs apartments only.

Members LaForce and Holenbeck have no objections.

Member Hunte made the motion to waive Site Plan Review on the two (2) one bedroom upstairs apartments with the stipulation when tenants move in downstairs to the commercial property, the tenants will have to return before the Board to see if they need Conceptual Site Plan Review for their business, seconded by Member LaForce, and approved 3-0

REPORTS:

Mayor Joe Lee gave his report

Shannon Zabelny gave her report.

Code Enforcement Officer Mike Lissow gave his report

MINUTES

Member Holenbeck made the motion to accept the Zoning Board of Appeals January 14th, 2014 meeting minutes, seconded by Member LaForce, and approved 3-0.

DATES

Next Scheduled Meeting	Tuesday, May 13, 2014
Public Agenda Deadline	Tuesday, April 29, 2014

There being no further business, Member Hunte made the motion to adjourn the meeting at 7:08 p.m., seconded by Member Holenbeck, and approved 3-0.

Respectfully Submitted,

Debbie Jones, Recording Secretary

