

Village of Hilton Zoning Board  
Meeting Minutes of January 14, 2014  
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: Gail Chatterson

Chairman Bjornholm called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag. He also explained the ZBA responsibilities.

**ZONING BOARD SEGMENT-**

1. Application of Gail Chatterson, 77 Hazen Street, for an area variance to construct an addition with a 3 (three) feet side setback. Section 24-302 C (3) states in part that the minimum side setback shall be 8 (eight) feet. This property is zoned Residential.

Gail Chatterson was present to represent this application. Proposing an addition to the back of the house for additional living space. Miss Chatterson stated it would be a 14'x16' addition in the rear of the house 3 (three) feet from the property line on the east side.

**PUBLIC COMMENT:** No public comment. Closed at 6:34 p.m.

**BOARD COMMENTS:** Member Hunte looked at the site, wondered if she had any comments from the neighbors? Miss Chatterson stated the one neighbor said he was going to write a letter stating he had no objections but neither she nor the Office ever received such letter. Member Hunte feels the variance should be issued and explained the lots in this area are unique. Member Holenbeck asked if this is the only place the addition could be placed. Miss Chatterson said yes. Member LaForce had no questions but stated it is an improvement to the property. Member Zabelny asked if the wooden fence would be staying in place? Miss Chatterson said the contractor said it could. Member Zabelny had no objections. Code Enforcement Officer, Mike Lissow for clarification purposes the plan show a 3.5 feet setback for proposed addition. After speaking with the owner it was agreed to request a 3 (three) feet setback variance for construction purposes. Letters went out to neighbors; there was no feedback from them.

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

Member Holenbeck made the motion to approve the application of Gail Chatterson, 77 Hazen Street, for an Area Variance to construct an addition with a 3 (three) feet side setback. Section 24-302 C (3) states in part that the minimum side setback shall be 8 (eight) feet. This property is zoned Residential. There was no negative input from the public. Seconded by Member Shannon Zabelny, and approved 5-0.

2.     **REPORTS**

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

3.     **MINUTES**

Member LaForce made a motion to approve the Zoning Board of Appeals December 10, 2013 meeting minutes, seconded by Member Zabelny, and approved 5-0.

4.     **DATES**

Next Scheduled Meeting	Tuesday, February 11, 2014
Public Agenda Deadline	Tuesday, January 28, 2014

There being no further business, the meeting was adjourned at 7:08p.m.

Respectfully Submitted,

Debbie Jones, Recording Secretary