

Village of Hilton Zoning Board
Meeting Minutes of July 11, 2017
Approved

Member's Present: Richard Bjornholm, Richard LaForce, Pat Holenbeck, Shelly Kordish and Murray Weaver

Administration Present: Code Enforcement Officer Mike Lissow, Mayor Joe Lee, and Recording Secretary Debbie Jones

Guests: Thomas Tydings, Greg McMahon, Tim Salata, Donna Salata, Christine & Art Kilmer, Lori Case and Larry Gurslin

Chairman Rick Bjornholm called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag.

Chairman Richard Bjornholm explained the functions and responsibilities of the Zoning Board.

PUBLIC HEARING – TAX MAP ID #032.06-2-4.81 - AREA VARIANCE -CONTINUED

Application of Parkwood Manor LLC, 80 Park Square, for 2 Area Variances property located at 303 East Avenue Hilton, NY 14468 (Tax Map ID 032.06-2-4.81) for the following:

- To construct a structure with a 35' front setback. Per Section 24-304 D 4 (a) the front setback shall be 50'
- To construct the same structure with an 11.5' side setback. Per Section 24-304 D 4 (c) the side setback shall be 30'

This property is zoned multi-residential.

Greg McMahon, McMahon and LaRue Associates stated the concerns seem to center around the loss of parking. They reviewed the plans and added 4 additional parking spaces, keeping the total of 14 parking spaces.

PUBLIC COMMENT: Opened at 6:34 p.m.

Christine Kilmer, 49 Parkwood Lane, wanted verification of the location of the new building.

Larry Gurslin, 165 West Ave., stated he is still opposed to the original application. He was not sure if he was going to be able to attend the meeting but had submitted a letter and photographs prior to the meeting to present at the Zoning Board meeting. These will be entered into the meeting minutes explaining his opposition to this project. Mr. Gurslin stated he would like to see the Board if they pass this application to place a condition on the Variance that Parkwood Manor LLC has to construct another enclosed dumpster on site similar/matching the one on Park Square (see photo's). Mr. Gurslin states as per the photos submitted, when people move out, their trash is just dumped by the street or elsewhere.

Lori Case, 765 East Ave. Chairman Bjornholm asked Mrs. Case is the temporary fix (snow fence) to the trash issue and her property working out? Mrs. Case stated she thinks it is working; it can be hard to tell at this time of year due to brush overgrowth. Chairman Bjornholm stated due to this trash issue being on a different parcel than the application that is before the Board tonight the Board cannot make someone put up a fence, unless a separate application is submitted. Chairman Bjornholm did state he would hope that Parkwood Manor LLC (Barrington Residential) would be good neighbors and keep up on the property maintenance.

There was much discussion from the public on the refuse situation in the entire Parkwood Lane area.

Public Comments were closed at 6:49 p.m.

BOARD QUESTIONS/COMMENTS:

Member Weaver stated since only the trash problem was spoke of and that is not related to this application. Member Weaver drove by the location and stated it looked good today. Member Weaver asked Mr. Tydings if they have ever been 100% full occupancy. Mr. Tyding's stated yes. Member Weaver also asked if their tenants know about the overflow parking. Mr. Tyding's stated he doesn't believe that is in their welcome packet. Member Weaver is good with this application.

Member Kordish still has concerns about the parking. Member Kordish wanted to know again how many parking spots there would be. The answer is 14.

Member Holenbeck stated she has no problems with the building. She does have a problem with the trash issue. Member Holenbeck feels as a landlord they need to provide a dumpster because of the higher concentration of people. Mr. Lissow stated they are all provided with curb side refuse pick up.

Member LaForce stated he has no complaints on the building.

Chairman Bjornholm reiterated to Mr. Lissow that it is not required for them to supply a dumpster. Mr. Lissow stated that is correct because they have curb side refuse pick up.

After much discussion, **Member Weaver** made the motion to approve the application of Parkwood Manor LLC, 80 Park Square, for 2 Area Variances for property located at 303 East Avenue, Hilton, NY 14468 (Tax Map ID 032.06-2-4.81) for the following:

- To construct a structure with a 35' front setback. Per Section 24-304 D4 (a) the front setback shall be 50'.
- To construct the same structure with an 11.5' side setback. Per Section 24-304 D4 (c) the side setback shall be 30'.
- Additional 4 (four) paved parking spaces keeping the total of 14 parking spaces, per the plans submitted tonight.

It is noted there was much discussion on the parking and refuse issues in the Parkwood Lane area and public comments were heard.

Seconded by **Member LaForce**, and approved 4-1. **Member Kordish** was opposed to this application due to the negative effects it can have on the current parking issue in this area.

REPORTS:

Mayor Joe Lee gave his report.
Code Enforcement Officer Mike Lissow gave his report.
Chairman Bjornholm Chairman Bjornholm gave his report

Chairman Bjornholm asked if there were any more questions for the Board.

Art Kilmer, 49 Parkwood Lane had a complaint about the noise from the Carnival.
Donna Salata, 64 Parkwood Lane had a complaint about the noise from the Carnival. She also stated she is a Biologist and wondered if the area around her is considered “wetland” Code Enforcement Officer, Mike Lissow explained it is not considered wetland, floodplain only.

DISCUSSION:

Solar Panels: Chairman Bjornholm has requested the Board for next meeting to obtain 5 (five) pictures depicting solar panels they would and wouldn’t like to live next to and bring them to the meeting with them.

MINUTES:

Member LaForce made the motion to accept the Zoning Board of Appeals June 13th, 2017 meeting minutes; seconded by **Member Weaver**, and approved 5-0.

DATES:

Next Scheduled Meeting Tuesday, August 8th, 2017
Public Agenda Deadline Tuesday, July 27th, 2017

There being no further business, **Member Holenbeck** made the motion to adjourn the meeting at 7:25 p.m., seconded by **Member Weaver**, and approved 4-1.

Respectfully Submitted,
Debbie Jones, Recording Secretary