

Village of Hilton Zoning Board
Meeting Minutes of December 12, 2017
Approved

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

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

Guests: Charles Steiner

Chairman Rick Bjornholm called the meeting to order at 6:32 p.m. with the Pledge of Allegiance to the flag.

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

PUBLIC HEARING – 61 CAMBRIDGE ROAD - AREA VARIANCE

Application of Charles Steiner, for the property located at 61 Cambridge Road, for an Area Variance to permit an existing wood storage shed with a 2 feet setback from the east property line. Per Article 24-302 E (1), subparagraph (e) of the Village Zoning Law the minimum side setback shall be five (5) feet. This property is zoned Residential District.

Mr. Charles Steiner stated he is here for an Area Variance for his existing shed. Shed is currently located 2' (two feet) from the east property line. The shed was built in 1999 and backs up to a neighbors shed and can't be seen from the street. His neighbors have already received a variance for their shed. Mr. Steiner stated because of a pool, deck and the shape of his lot; there is no room to move the shed. Mr. Steiner would like to obtain the Area Variance so that if they ever decide to sell the property this will be taken care of.

BOARD COMMENTS:

Member LaForce stated he doesn't have any problems with this application and the aerial photo was helpful.

Member Holenbeck asked Mr. Steiner if he had any intentions of moving the shed. Mr. Steiner stated there really is no place to move it to.

Member Kordish needed clarification as to why this application was brought forth. After a brief explanation Member Kordish has no problems with this application.

Member Weaver understands why the resident would want to have this taken care of and he has no issues with it.

Code Enforcement Officer Mike Lissow stated there were no Village concerns or comments from the public

PUBLIC COMMENT: Opened at 6:40 p.m. **CLOSED** at 6:40 p.m.

Member Holenbeck made the motion to approve the application of Charles Steiner, for the property located at 61 Cambridge Road, for an Area Variance to permit an existing wood storage shed with a 2 feet setback from the east property line. Per Article 24-302 E (1), subparagraph (e) of the Village Zoning Law the minimum side setback shall be five (5) feet. This property is zoned Residential District. There were no public comments. . Seconded by **Member Weaver**, all approved 5-0.

REPORTS:

Village Board Liaison	Trustee Jim Gates gave his report.
Mayor	Mayor Joe Lee gave his report
Code Enforcement Officer	Mike Lissow gave his report.

MINUTES:

Member Holenbeck made the motion to accept the Zoning Board of Appeals September 18th, 2017 meeting minutes; seconded by **Member Kordish**, and approved 5-0

DATES:

Next Scheduled Meeting	Tuesday, January 9 th , 2018
Public Agenda Deadline	Tuesday, December 26 th , 2017

There being no further business, **Member LaForce** made the motion to adjourn the meeting at 7:18 p.m., seconded by **Member Weaver**, and approved 5-0.

Respectfully Submitted,
Debbie Jones, Recording Secretary