

Zoning Board of Appeals
Meeting Minutes of June 9th, 2020
Approved

ZBA Member's Present: Chairman Richard Bjornholm, Pat Holenbeck, Murray Weaver, Shelly Kordish and Harry Reiter

Administration Present: Code Enforcement Officer; Mike Lissow; Code Enforcement Officer Mark Mazzucco and Recording Secretary Debbie Jones

Guests: Daniel Rechichi, James Kraeger, Donna Salter, Larry Gurslin, Carol Gurslin and Sara Puccia

Chairman Richard Bjornholm called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag. Due to the COVID-19 restrictions this meeting was held by Zoom.

Chairman Richard Bjornholm read and explained the procedures of the Zoning Board.

ZONING SEGMENT – 35 FRASER DRIVE – AREA VARIANCE

Application of Daniel and Christine Rechichi, 35 Fraser Drive, for an Area Variance to construct an accessory structure that is 12 feet by 24 feet for a total of 288 square feet. § 275-13 E 1 (b) states accessory structure's footprint shall be over 25 square feet but shall not exceed 256 square feet and no wall shall exceed 20 feet in length. This property is zoned Residential.

Mr. Rechichi stated his plan is to take down the existing shed on the NW portion of the lot and build this proposed shed in the center of the lot. The length of the shed would run against the arborvitae and about 10' off the back-property line, behind the easement. Mr. Rechichi stated they need more storage and he would like the 24' length for storage of the lawnmower.

BOARD COMMENT/QUESTIONS:

Member Holenbeck asked if this was going to be a standard shed. Mr. Rechichi stated it is a Heritage structure from the Gigglin Pig. There will be a roll up door on the side.

Member Weaver stated it is 4' over the size the Village of Hilton allows but the yard is nice enough to accommodate this structure, he has no problems with this application.

Member Reiter asked Mr. Rechichi what the size is of his current shed. It is 10x14. As Member Reiter mentioned at the May 2020 meeting the size of these sheds seem to be getting larger and larger, even after the Village of Hilton increased the footprint allowance from 144 square feet to 256 square feet.

Member Kordish has no questions, has the same thoughts as Member Reiter.

Chairman Bjornholm clarified the new shed would be out of the easement. Mr. Rechichi and Mike Lissow reaffirmed the new shed would not be in the easement.

PUBLIC COMMENT: Opened at 6:37 p.m. There was no public comment. Closed at 6:37 p.m.

Member Holenbeck made the motion to approve the application of Daniel and Christine Rechichi, 35 Fraser Drive, for an Area Variance to construct an accessory structure that is 12 feet by 24 feet for a total of 288 square feet. §275-13 E 1 (b) states accessory structure's footprint shall be over 25 square feet but shall not exceed 256 square feet and no wall shall exceed 20 feet in length. Existing shed will be removed and there was no public feedback. Seconded by **Member Weaver**, the vote was 3-2, Members Holenbeck, Weaver and Bjornholm voted yay, Members Kordish and Reiter voted nay, therefore motion is accepted.

ZONING SEGMENT – 17 FRASER DRIVE – AREA VARIANCE

Application of Andrea Cromey and James Kraeger, 17 Fraser Drive, for an Area Variance to construct an accessory structure that is 12 feet by 24 feet for a total of 288 square feet. § 275-13 E 1 (b) states accessory structure's footprint shall be over 25 square feet but shall not exceed 256 square feet and no wall shall exceed 20 feet in length. This property is zoned Residential.

Mr. Kraeger stated they are combining two households. He would like to remove the two sheds that are currently there and replace with just one shed. This shed will go in the same location as the current sheds. It will come about 5' off the easement.

BOARD COMMENT/QUESTIONS:

Member Holenbeck has no questions.

Member Weaver wanted clarification the two sheds will be removed. Mr. Kraeger stated both sheds will be removed.

Member Reiter has no questions, same concerns as last time.

Member Kordish has no questions, same concerns as last time.

Chairman Bjornholm no comment.

PUBLIC COMMENT: Opened at 6:45 p.m. There was no public comment. Closed at 6:45 p.m.

Member Holenbeck made the motion to approve the application of Andrea Cromey and James Kraeger, 17 Fraser Drive, for an Area Variance to construct an accessory structure that is 12 feet by 24 feet for a total of 288 square feet. §275-13 E 1 (b) states accessory structure's footprint shall be over 25 square feet but shall not exceed 256 square feet and no wall shall exceed 20 feet in length. Existing sheds will be removed and there is no public feedback. Seconded by **Member Weaver**, the vote was 3-2, Members Holenbeck, Weaver and Bjornholm voted yay, Members Kordish and Reiter voted nay, therefore motion is accepted.

ZONING SEGMENT – 65 BROOK ST. – AREA VARIANCE

Application of Donna Salter, 65 Brook Street, for an Area Variance to construct a deck that is 3.5 feet from the east property line. § 275-13 C 2 states side setbacks shall be 8 feet. This property is zoned Residential.

Donna Salter stated she would like to build a deck 3.5 feet from the east property line. The way her property is laid out and drops off towards the creek that runs behind her house, this is her only option. One side of the deck will be 30” off the ground, the other side of the deck will be 6” off the ground.

BOARD COMMENT/QUESTIONS:

Member Reiter asked the size of the deck. Donna stated it would be 8’x14’. Member Reiter stated he had no concerns with this application

Member Kordish had a concern if new residents took ownership of the neighbor’s house, how they may feel having the deck so close to the property line.

Member Weaver feels due to vegetation it will not infringe on the neighbors.

Member Holenbeck understands with living close to the creek, how limited one can be on placement of structures and items. Another 80-90 feet would be the drop off towards the creek. Member Holenbeck has no issues with this application.

Chairman Bjornholm made no comment.

PUBLIC COMMENT: Opened at 6:53 p.m. There was no public comment. Closed at 6:53 p.m.

Member Weaver made the motion to approve the application of Donna Salter, 65 Brook St., for an Area Variance to construct a deck that is 3.5 from the east property line. §275-13 C 2 states side setbacks shall be 8 feet. There is no public feedback on this application. Seconded by **Member Holenbeck**, the vote was 4-1. Members Holenbeck, Weaver, Reiter and Bjornholm voted yea, **Member Kordish** voted nay therefore motion is accepted.

ZONING SEGMENT – 165 WEST AVENUE – AREA VARIANCE

Application of Larry Gursslin, 165 West Avenue, for an area variance to construct an accessory structure with a height of 18 feet. § 275-13 E 1 (c) The height of any accessory structure shall not exceed 12 feet as measured from the average grade at the front of said accessory building to the highest point of such accessory structure. This property is zoned Residential.

Mr. Gursslin stated he also owns property at 154 West Avenue, but his intent is to sell that property. That property has a large storage barn, which means the stored items will need to be moved to the 165 West Avenue address. The Gursslin’s would like the shed to match the house architecturally. The west side will have 8’ opening shed doors and a 3’x 16’ deck on the north side of the shed.

Carol Gursslin stated they are trying to avoid a small, boxy looking shed. Architecturally, this would look and fit in better.

BOARD COMMENT/QUESTIONS:

Member Weaver realizes it is 6’ higher than the height requirement but feels it will go beautiful with the house, just taller.

Member Kordish feels this is a significant increase in height, however; she thinks it will fit in the backyard nicely.

Member Holenbeck does not have a problem with this application.

Member Reiter would like to see the back-height dimension at 12 feet but overall would accept this application.

PUBLIC COMMENT: Opened at 7:07 p.m.

Mr. Lissow received a phone call on this application from Mary Ann Mance, 153 West Ave. Mrs. Mance stated she has no objections with this application.
Public Comment closed at 7:09 p.m.

Member Kordish made the motion to approve the application of Larry Gursslin, 165 West Avenue, for an Area Variance to construct an accessory structure with a height of 18 feet. §275-13 E 1 (c) The height of any accessory structure shall not exceed 12 feet as measured from the average grade at the front of said accessory building to the highest point of such accessory structure. Seconded by **Member Holenbeck**, the vote was 5-0. Motion was accepted.

PLANNING SEGMENT – 100 OLD HOJACK LANE – CONCEPTUAL REVIEW

Sara Puccia is interested in purchasing 100 Old Hojack Lane and building a self-storage facility.

Ms. Puccia is proposing to take the 2 standing structures, convert with partitions and climate control storage units. Eventually install a fence and erect additional buildings. She is not new to the “landlord” business, as she owns other properties.

BOARD COMMENT/QUESTIONS:

Member Holenbeck wanted some assurance if this project did not work out, these structures could be removed. Ms. Puccia stated they would be removable. Member Holenbeck asked how many units, Ms. Puccia stated 130 units. Member Holenbeck feels this is one of the better places to put this facility.

Chairman Bjornholm asked her if automobiles would be stored here. Ms. Puccia indicated this is not in her original plan.

Member Weaver feels this is a great use for this lot and a need for it.

Member Kordish asked where her other properties are. Ms. Puccia indicated they are in Geneva and she lives in Victor. Member Kordish asked if she felt there would be a need for security or any issues with increased traffic. Ms. Puccia may add a few security camera’s but does not feel this project will entice crime to the area. As far as increased traffic, these facilities really do not promote traffic. Member Kordish inquired about the maintenance of the property. Ms. Puccia said the property would be well maintained.

Member Reiter is familiar with self-storage facilities and feels there is a need. Agrees they are not high traffic areas.

Code Enforcement Officer Mike Lissow stated there are no concerns from the Village and would be a good fit for that area. Mentioned to the Board as a reminder, if the fence is installed at some point, a variance could be needed because of the building set back.

BOARD DISCUSSION: All board members are favorable of this application and feel the applicant, Sara Puccia can move forward with the next step of this project.

REPORTS:

Village Board Liaison	Not present
Code Enforcement Officer	Mike Lissow thanked the Board for their support through the years working together.
Chairman Bjornholm	Thanked Mike Lissow for all his work that went into the Zoning Board and that he will be missed. Rick wished Mike well on his retirement.

MINUTES:

Member Holenbeck made the motion to accept the May 19th, 2020 Zoning Board of Appeals meeting minutes, seconded by **Member Weaver** and approved 5-0.

DATES:

Next Scheduled Meeting	Tuesday, July 14 th , 2020
Public Agenda Deadline	Tuesday June 30 th , 2020

There being no further business, **Member Weaver** made the motion to adjourn the meeting at 7:51 p.m., seconded by **Member Kordish**, and approved 5-0.

Respectfully Submitted,
Debbie Jones, Recording Secretary