

Joseph M. Lee, Mayor

TRUSTEES

Andrew J. Fowler

Sherry A. Farrell

Larry W. Speer

Shannon Zabelny

Shari Wilson-Pearce Village Manager/Clerk

Jeff Pearce Supt. of Public Works

VILLAGE OF HILTON

59 HENRY STREET

HILTON, NY 14468

(585) 392-4144

(585) 392-5620 Fax

voh@hiltonny.org



Zoning Board of Appeals Meeting Minutes of January 14th, 2025 Approved

ZBA Member's Present: Chairman Kim Fay, Harry Reiter, Nicole Mazzucco, Joe Ruta, Paul Cliff (Alternate)

ZBA Member's Absent: Elaine Begy

Administration Present: Code Enforcement Officer/Village Board Liaison; Mark Mazzucco, Recording Secretary; Aimee Doser,

Guests: Dave Wright, Christine Brower

Chairman Kim Fay called the meeting to order at 6:30 p.m.

Chairman Kim Fay declares, for the minutes, that a quorum is present so the meeting may proceed as planned.

MINUTES:

Chairman Fay made the motion to accept the December 14th, 2024, Village of Hilton Zoning Board meeting minutes, seconded by **Member Mazzucco**, approved 5-0.

REPORTS:

Code Enforcement Officer/Village Board Liaison Mark Mazzucco Gave his report.

Chairman Kim Fay opened the Zoning segment at 6:32 p.m.

REVIEW – ZONING BOARD ADVISORY COMMITTEE UPDATES

- Chairman Kim Fay would like to have an informational discussion with the Zoning Board members in reference to the progress of the Zoning Code Update.

DISCUSSION:

Chairman Fay informed the Zoning Board members that the Zoning Advisory Committee, that he is also a member of, has made some good progress on the Zoning code revisions. The revisions have been reviewed by the Village Attorney in which he came back with comments/questions on seven definitions. The committee discussed at their last meeting in the beginning of January how they wanted to correct them. The Environmental form was sent out and is going smoothly. The county has 30 days to review, by 01/23/25, so the Advisory Committee can continue with their project schedule. The SEQOR is due by 02/06/25. Hoping for adoption in March.

The Zoning Board then discussed resident Larry Gurslin's concern regarding Chapter 81-Architectural District.

Chairman Fay said that he reviewed Chapter 81 and has given it a lot of thought. He stated that if someone comes into the Village wanting to build, the board can say they do not like it. The Village of Hilton does not want to be so strict as to what can and cannot be done, so they decided to add TMD – Transitional Mixed-Use District to the code but will leave it as is as far as Architectural review so the applicant will still have to go before the Zoning Board for review. This will leave the decision to the board as to what and how much they want to require. The code on Towers was also reviewed at length and some changes were made, such as how high, etc.

Member Reiter talked about how MUO – Mixed Use Overlay was discussed.

Chairman Fay stated that it is strictly the board's judgement if approved in Business District.

Member Ruta asked if that is the same for the Residential District.

Chairman Fay said no as the board wants as much say as possible.

Chairman Fay said that the updated code will hopefully be finalized in March.

DATES:

Next Scheduled Meeting	Tuesday, February 11th, 2025
Public Agenda Deadline	Tuesday, January 21st, 2025

There being no further business, **Chairman Fay** made the motion to adjourn the meeting at 7:04 p.m.

Respectfully Submitted,
Aimee Doser, Recording Secretary