

Joseph M. Lee, Mayor

ALSTEEES

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Zoning Board of Appeals

Meeting Minutes of June 10th, 2025

Approved



ZBA Member's Present: Chairman Kim Fay, Harry Reiter, Joe Ruta, Elaine Begy, Paul Cliff, Laura Pettine (Alternate)

Administration Present: Village Board Liaison; Larry Speer, Code Enforcement Officer; Ron Bragg, Recording Secretary; Aimee Doser, Village Mayor; Joe Lee

Guests: Michael Petralia, Skye Brice, Storme Brice, Christine Brower, Thomas Coco, Danielle Allport

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 May 13th, 2025, Village of Hilton Zoning Board meeting minutes, seconded by **Member Ruta**, approved 5-0.

REPORTS:

Village Board Liaison Larry Speer	Gave his report.
Code Enforcement Officer Ron Bragg	Gave his report.
Mayor Joe Lee	Gave his report.

Member Ruta read the procedures of the Zoning Board.

Chairman Kim Fay opened the public hearing at 6:45 p.m.

PUBLIC HEARING – 15 GROVE STREET – AREA VARIANCE – MICHAEL PETRALIA

- Application of Michael Petralia, for the property located at 15 Grove Street, for an Area Variance to construct a fence four (4) feet in height in the front yard of a corner lot adjacent to the street. Per Section 275-42(A)- - In any front yard, provided that they do not exceed three (3) feet in height above the elevation of the surface of the ground at the point of construction and shall be of ornamental stone or open construction (not wire),

such as ornamental iron, picket (iron or wood) or rail or hedge. This Property is zoned Residential.

Michael Petralia, property owner of 15 Grove Street, stated that he is looking to construct a chain-link fence around the perimeter of his yard, with a gate across the driveway approx. 12-foot wide and another gate 10-foot wide in front of his house to get in & out. He would like it installed to keep his dogs inside his yard and keep other dogs out. Also, with the Apple Fest going on, he would like to stop people from cutting across his yard and keeping their bikes in his yard during those times. He no longer wants the fence to be 4 foot galvanized; he would like closer to 5 feet to match the height of the fence around the community center and would like black vinyl chain-link instead of galvanized to last longer and look better and not rust out.

Chairman Fay said that the problem is that a front fence is usually 3-feet in height.

Code Enforcement Officer Ron Bragg stated that the homeowner is removing the existing wood fence now and attaching to the existing fence on the community center lot line, he looked at it and everything looked good.

Member Cliff asked if the old rotted fence will be coming out and being replaced

Mike Petralia said yes it will be.

Member Begy asked where in front the second gate will be.

Mike Petralia stated 3-feet from the sidewalk in front and another across the driveway towards the back.

Member Pettine asked if he connecting to the back which is community center property.

Mike Petralia said yes, it will be tied in but can be removed if repairs are needed.

Chairman Fay asked the homeowner if he has a picture of the fence he is speaking of.

Mike Petralia showed a picture in a catalog, and then stated that he is asking for 4-foot if that gives him a better chance at approval, but prefers to get quotes for 5-foot high.

Member Reiter asked if the neighbors fence is 4-feet, and the answer was yes.

Chairman Fay asked if he feels that he needs 5-foot high on the Grove Street side of his lot.

Mike Petralia stated that he would like same height all the way around.

Chairman Fay said that he does not want to impair vision of drivers or even people walking around the corner. He stated that he likes the black chain-link and feels that 5-foot along Henry Street is ok, but the fence in the front of the house should drop to 4-foot at the highest for vision.

Mike Petralia said that he would just do 4-foot all the way around then to be even.

Chairman Fay stated that he drove around the Village and there is not another house in the Village with chain-link in the front yard. He does not want to set a precedence, and feels it is not attractive and said that is why the code reads the way it does. He said his final thought would be to do something more ornate or do 3-4 feet high.

Mike Petralia said that he is just trying to keep his dogs safe and appease everyone.

PUBLIC COMMENT closed at 6:55pm

BOARD COMMENT/QUESTIONS:

Member Ruta stated that he likes the idea of him keeping his property contained for security purposes, and that a wooden privacy fence would be an obstruction due to it being a very busy corner.

Member Reiter said that he has a large yard and thinks he can always come back with the fence so it is not so close to sidewalk.

Code Enforcement Officer Ron Bragg stated that when the applicant applied he told him it requires a 3-foot setback.

Member Ruta stated that the board tries to suggest a 5-foot setback for sidewalk plows.

Member Reiter asked if he can do something different so the front isn't so fenced in.

Mike Petralia said he supposes he can but that defeats the purpose as people walk thru his yard, park their bikes there etc. He said he would be happy to go 5 feet back, but he really would like to have the entire yard fenced in to enjoy his entire yard.

Chairman Fay stated that he could put a 3-foot fence along Henry Street to Grove Street.

Member Reiter stated that he would like to see the fence flushed with house, leaving the front yard exposed.

Mike Petralia said if that is what it has to be, but he would have to tear out and move back plants.

Member Pettine said he could add landscaping from sidewalk to fence, and it would also form another barrier.

Motion to approve:

Member Reiter made a motion to approve an Area Variance for the homeowner of 15 Grove Street, to construct a 4-foot vinyl coated galvanized chain-link fence from the front Northeast corner of the house along Henry Street, at least 3 feet from the sidewalk. Seconded by **Member Cliff**. Approved 4-1. **Chairman Fay** opposed.

PUBLIC HEARING – 36 PEACH BLOSSOM ROAD NORTH – AREA VARIANCE – THOMAS COCO

- Application of Thomas Coco, for the property located at 36 Peach Blossom Road North, for an Area Variance to construct a fence six (6) feet in height in the front yard of a corner lot adjacent to the street. Per Section 275-42(A)- - In any front yard, provided that they do not exceed three (3) feet in height above the elevation of the surface of the ground at the point of construction and shall be of ornamental stone or open construction (not wire), such as ornamental iron, picket (iron or wood) or rail or hedge. This Property is zoned Residential.

Thomas Coco, property owner of 36 Peach Blossom Road North, stated that he would like to install a vinyl fence around his side yard, not past the front of house, just off to the side and closing it off, at least 3-5 feet from the sidewalk.

PUBLIC COMMENT: Opened at 7:05 p.m.

Member Pettine asked if the fence will be tied in to neighbors fence on the North.

Thomas Coco said yes and that he already discussed it with that neighbor.

Member Ruta asked how high their fence is.

Thomas Coco stated that he thinks 5-6 feet as it is pretty high.

Member Begy asked if the fence would go to the back line of the house.

Thomas Coco said yes from the side yard to the back of the house.

Member Ruta stated that it won't impede the corner at all.

Chairman Fay agreed that it will not interfere at all.

PUBLIC COMMENT: Closed at 7:17 p.m.

BOARD COMMENT/QUESTIONS:

Member Reiter said he is not ok with a 3-foot setback with vinyl in the winter, other fences have been approved 5 feet back.

Chairman Fay asked the applicant if he can live with 5 feet back on the East side, and stated it would be a different story if the fence came to the front, but it doesn't.

Thomas Coco said he would be fine with that.

Motion to Approve:

Chairman Fay made a motion to approve an Area Variance for the homeowner of 36 Peach Blossom Road North, to construct a vinyl fence 6 feet in height, in the front yard of a corner lot adjacent to street with a minimum setback from sidewalk of 5 feet. Seconded by **Member Ruta**. Approved 5-0.

DATES:

Next Scheduled Meeting

Tuesday, July 8th, 2025

Public Agenda Deadline

Tuesday, June 17th, 2025

There being no further business, **Chairman Fay** made the motion to adjourn the meeting at 7:32 p.m.

Respectfully Submitted,

Aimee Doser, Recording Secretary