

Joseph M. Lee, Mayor

TRUSTEES

Andrew J. Fowler

Sherry A. Farrell

Larry W. Speer

Shannon Zabelny

Shari Wilson-Pearce Village Manager/Clerk

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VILLAGE OF HILTON

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ZONING BOARD OF APPEALS AGENDA

Date: April 28, 2025
To: Zoning Board Members
From: Mark Mazzucco
Subject: Zoning Board Meeting, Tuesday, May 13th, 2025

I. Call the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag and a moment of silence.

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

- **Minutes:** Approve meeting minutes of April 8th, 2025
- **Reports:**

Village Board Liaison	Mark Mazzucco/Larry Speer
Code Enforcement Officer	Mark Mazzucco
Mayor	Joe Lee

II. ZONING SEGMENT

A. Explanation of ZBA Procedure:

PUBLIC HEARING – 3 FRASER DRIVE – AREA VARIANCE – ANTHONY GIBBARDO

- Application of Anthony Gibbardo for the property located at 3 Fraser Drive, for an Area Variance to allow a second (2nd) Accessory Structure which is an approx. 240-square foot covered Patio/Pavilion in the backyard. Per Section 275-13 (E) (1) (a)---Only one such accessory structure will be permitted on any real property and shall not be used for housing animals or their wastes.

PUBLIC HEARING – 9 COOPER DRIVE – AREA VARIANCE – THOMAS CIOLEK

- Application of Thomas Ciolek, for the property located at 9 Cooper Drive, for an Area Variance to construct a fence that is thirty-three (33) foot section in length and six (6) feet in height in the side yard of a corner lot adjacent to the street. Per Section 275-38(C)--On a corner lot, no fence, wall hedge or screen planting over three (3) feet above road grade in height shall be constructed within the yards required adjacent to the streets.

PUBLIC HEARING – 9 COOPER DRIVE – AREA VARIANCE – THOMAS CIOLEK

- Application of Thomas Ciolek, for the property located at 9 Cooper Drive for an Area Variance to construct a 10-ft by 12-ft Garden Shed outside of the side foundation line of the side facing the street. Per Section 275-13(E)(1)(f) Accessory buildings and structures-- If erected on a corner lot, accessory structures must be located behind the street main foundation lines of the principal dwelling and behind the side foundation line on the side facing the street.

III. PLANNING SEGMENT

PUBLIC HEARING – 144 SOUTH AVE – CONDITIONAL USE PERMIT – JEFF DICESARE

- Application of Jeff DiCesare for the property located at 144 South Avenue to operate an eating and drinking establishment with a drive thru. Per Section 275-15C (1)-- Conditional Use Permit is required for any use permitted in Section 275-15B to the extent not conducted within a completely enclosed building.

PUBLIC HEARING – 144 SOUTH AVE – SITE PLAN REVIEW – JEFF DICESARE

- Application of Jeff DiCesare for Site Plan Review for property located at 144 South Avenue to construct a \pm 1,500 square-foot addition to an existing building for an eating and drinking establishment with a drive thru.

PUBLIC HEARING – 144 SOUTH AVE – AREA VARIANCE – JEFF DICESARE

- Application of Jeff DiCesare for property located at 144 South Avenue for an Area Variance for relief from Section 275-36C(1) to allow 68 parking spaces and 5 drive-thru Stacked spaces. Currently there are 91 existing parking spaces.

Open/Close Public Comment:

Board Discussion:

Next Meeting: Tuesday, June 10th, 2025

Adjournment: