

VILLAGE OF HILTON
ZONING BOARD OF APPEALS AGENDA

Date: November 17, 2025
To: Zoning Board Members
From: Chairman, Kim Fay
Subject: Zoning Board Meeting, Tuesday, November 18, 2025

This meeting will be held in the Board Room and will be available on Zoom.
Meeting ID: 575 818 4747

1. Call the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag and a moment of silence.
2. The Chairman declares, for the minutes, that a quorum is present so the meeting may proceed as planned.

- Minutes: Approve meeting minutes of October 14, 2025.
- Reports:
 - Village Board Liaison Larry Speer
 - Mayor Joe Lee
 - Code Enforcement Officer Ron Bragg

II. PLANNING SEGMENT

A. Explanation of ZBA Procedure:

CONCEPTUAL REVIEW – PARKLAND SUBDIVISION – Wegman's Specialties LLC, 231 & 261 East Avenue

- Application of Wegman's Specialties, LLC to construct 24 townhouse units in 12 duplex buildings, along with a private roadway and all necessary utilities. A full storm water management system will also be constructed. Access into the development from East Avenue will be via the existing Hilton East Assisted Living facility driveway.

Next Meeting: Tuesday, December 9th, 2025
Agenda Deadline: Wednesday, November 19th, 2025

Motion to adjourn the meeting.