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# VILLAGE OF HILTON

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Hilton Zoning Board of Appeals  
Meeting Minutes of March 8<sup>th</sup>, 2022  
Approved

ZBA Member's Present: Acting Chairperson Nicole Pennock, Kim Fay, Pat Holenbeck, and Joe Ruta

ZBA Member's Absent: Harry Reiter

Village Board Present: Village Board Liaison; Larry Speer

Administration Present: Code Enforcement Officer; Mark Mazzucco, Recording Secretary; Debbie Jones and Office Clerk; Aimee Doser

Guests: Kate Fleury, Carl Cottrone, Dave Willard, John Sciarabba, Sharon Prince, Denise O'Toole

**Acting Chairman Nicole Pennock** called the meeting to order at 6:30 p.m. with the Pledge of Allegiance and a moment of silence. Trustee Speer asked for a moment of silence for the people in Ukraine.

### MINUTES:

Unable to approve the December 14<sup>th</sup>, 2021 meeting minutes due to 2 (two) (Chairperson Fay and Member Ruta) of the 4 (four) voting members present were not present at the December 14<sup>th</sup>, 2021 meeting.

### REPORTS:

Village Board Liaison Larry Speer Gave his report.

Code Enforcement Officer Mark Mazzucco Gave his report.

**Acting Chairperson Nicole Pennock** opened the public hearing at 6:45 p.m.

**Member Fay** read the Explanation of the Zoning Board of Appeals procedure.

### PUBLIC HEARING – SITE PLAN REVIEW – 100 OLD HOJACK LANE

The application of Gerry Pozzuolo, for Site Plan Review for property located at 100 Old Hojack Lane to construct two 40-foot x 120-foot Mini-Storage buildings. This property is zoned Commercial.

Mr. John Sciarabba from Land Tech was present tonight representing Gerry Pozzuolo. Unfortunately, Mr. Pozzuolo was out of town and could not attend the meeting.

Mr. Sciarabba presented the Board with another set of updated Site & Utility Plans along with a rendering of the proposed final project. He stated, Land Tech did soil testing and updated the plan with new comments addressed. The SWPPP is being prepared and will be given to the Village Engineer soon. The SEQR EAF was emailed to the Village Engineer on March 3<sup>rd</sup>. An easement agreement has been added to the site to encompass the stormwater management facility and adjacent area to be developed.

Mr. Sciarabba provided two photos of the same building that will be constructed on-site. Final architectural will be provided by the developer as part of the building permit application. The existing building will contain a small office for a part-time employee monitoring the self-storage operation, and a tenant. The existing garage will remain and be traditionally utilized (storage of lawn equipment, plow truck, etc.) The Site Plan now labels both existing buildings "to remain".

On the West side, water will drain into a basin which is designed to handle 100-year storm. Lighting will be Dark Sky compliant (downlighting).

Fencing will be board-on-board (natural) along the South, West and North side. There will be chain link fence between the existing building and the East side. This is where the part-time attendant will be, and it will have good visibility for safety purposes.

#### **BOARD COMMENTS:**

**Chairperson Fay** stated he is not a fan of the board-on-board fence. **Chairperson Fay** presented pictures of a more decorative board-on-board or would like to see a painted stockade fence, he stated board-on-board will show wear after time. Mr. Sciarabba states it is an economical factor. It will cost approximately \$30,000 more to invest in a vinyl fence.

**Chairperson Fay** asked what type of vehicles will be stored on site. Mr. Sciarabba stated RV's, boats, and trailers, they are estimating 60 vehicles parked in the outside storage area. The outside storage area will be 40' (foot) of stone. There will be no signage at this time. **Chairman Fay** asked about landscaping, Mr. Sciarabba stated there will be the existing and can add more.

**Chairman Fay** would like to see more landscaping and vinyl fencing.

**Member Holenbeck** wanted clarification on not creating the pond. Mr. Sciarabba stated there will not be a drainage system. There will be a 3' (foot) depressed area where water coming off buildings will drain into this low area; water will sit for a few days and then drain through an infiltration basin as required by the State and could improve drainage in this area per Dave Willard. **Member Holenbeck** asked how much of the fencing needs to be determined at this evening's meeting, can it be made later for material determination? **Code Enforcement Officer Mark Mazucco** stated they have 60 days. **Member Holenbeck** is good with board-on-board fencing if it is painted white and agrees that landscaping needs to be done.

**Acting Chairperson Pennock** she would like to see the front landscaped and well kept. She also feels we have someone who wants to start a business in the Village, we shouldn't be forcing the business owner to over expend himself on a fence when the fence he is willing to put up can be just as nice. Adding caps to the fence posts would be nice as well as using pressure treated wood.

**Member Ruta** feels the fence should be all the same material, will look sloppy with 3 different materials, he is fine with board-on-board fencing.

There was discussion as to whether to approve Site Plan Review tonight prior to Dave Willard looking over SWPPP and SEQR. Mr. Sciarabba stated this would be a big delay if not approved at tonight's meeting. The Board agreed to wait until all the information is complete, we will keep the public hearing open and hold another Zoning Board meeting at an earlier date, March 29<sup>th</sup>, 2022.

**PUBLIC COMMENT:**

Carl Cottrone, 354 Parma Center Rd. stated he is a good friend of Mr. Pozzuolo's. Jerry is very meticulous; he has the manpower and equipment to maintain his property. Mr. Cottrone knows Mr. Pozzuolo would not like the financial burden of a vinyl fence.

**PUBLIC HEARING – CONDITIONAL USE PERMIT – 100 OLD HOJACK LANE**

Application of Gerald A Pozzuolo, owner of Hilton Self Storage LLC located at 100 Old Hojack Lane for a Conditional Use Permit to allow outside storage. 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. This property is Zoned Commercial.

**PUBLIC COMMENT:** Opened at 7:58 p.m.

There was no public comment.

**Public Comment** closed at 7:59 p.m.

**Member Holenbeck** made a motion to approve the application of Gerald A Pozzuolo, owner of Hilton Self Storage LLC located at 100 Old Hojack Lane for a Conditional Use Permit to allow outside storage. 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. This property is Zoned Commercial. Seconded by **Chairman Fay**, and approved 4-0

Next Meeting Tuesday March 29<sup>th</sup>, 2022

There being no further business, **Acting Chairperson Pennock** made the motion to adjourn the meeting at 8:00 p.m.

Respectfully Submitted,  
Debbie Jones, Recording Secretary