

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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Hilton Zoning Board of Appeals
Meeting Minutes of March 29th, 2022
Approved

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

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: Ray Wenzel, Carl Cottrone, Dave Willard, John Sciarabba

Chairperson Fay called the meeting to order at 6:30 p.m. with the Pledge of Allegiance and a moment of silence.

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

MINUTES:

Member Holenbeck made a motion to approve the December 14th, 2021 meeting minutes, seconded by **Member Pennock**, approved 3-0-2 (**Members Ruta and Fay** not present at 12-14-21)

Chairperson Fay made a motion to approve the March 8th, 2022 meeting minutes, seconded by **Member Holenbeck**, approved 4-0-1 (**Member Reiter** not present at 3-8-22 meeting.)

REPORTS:

Village Board Liaison Larry Speer Gave his report.

Code Enforcement Officer Mark Mazzucco Gave his report.

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

Member Pennock read the Explanation of the Zoning Board of Appeals procedure.

PUBLIC HEARING – SITE PLAN REVIEW – 100 OLD HOJACK LANE -CONTINUED

The application of Gerry Pozzuolo, to continue 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. Mr. Sciarabba has updated plans and he responded back to Dave Willard on SEQR, landscaping along Old Hojack Lane, chain link fence on the East side of property with gate for entry, security and visibility, SWPPP and requesting the board-on-board painted fence with decorative caps on the North, South and West side of the property.

Dave Willard stated the SWPPP is all ready to sign. Dave asked if fire lane signs are needed. Code Enforcement Officer, Mark Mazzucco stated no but “no parking” signs should be posted. Dave stated once the Stormwater agreement is sent to our Village Manager/Clerk, Shari Wilson-Pearce, it will be sent to the Village Attorney.

BOARD COMMENTS:

Chairperson Fay asked **Code Enforcement Officer, Mark Mazzucco** if he is satisfied with fire equipment (20 ft.) having enough room for access to the units if need be. **Mr. Mazzucco** stated the Fire Department will require a Knox Box, which will be handled with the fence permit. Larry Speer explained the Knox Box requires firemen to give a code to gain access to a location if the owner is not on the premises. **Chairperson Fay** said he does not see any indication of signs for the facility. Mr. Sciarabba stated they will be returning later for signs. **Chairperson Fay** brought in cost comparisons of vinyl fencing versus board-on-board, he feels the cost difference is not catastrophic but although he is not happy with the board-on-board fencing will be suffice.

Member Reiter asked if there was any recourse if maintenance wasn't kept up on the fence. **Code Enforcement Officer, Mark Mazzucco** stated property maintenance code would cover that.

Member Pennock states the code does not specify what materials need to be used for fences. She is comfortable with board-on-board.

Member Ruta stated he is comfortable with the board-on-board as long as it is maintained.

PUBLIC COMMENT:

Chairman Fay read an anonymous letter from a Jim B. stating he was against this application. Ray Wenzel, St. Leo's Church 110 Old Hojack Lane wanted more of an explanation on the board-on-board fence and how much privacy it will provide. **Chairperson Fay** explained it will be 6' (feet) high, which will hide the boats and cars. Mr. Wenzel was shown pictures of what board-on-board fencing looks like and was satisfied.

PUBLIC HEARING was closed at 7:06 p.m.

Code Enforcement Officer, Mark Mazzucco read the 11 SEQR questions to the Zoning Board **Chairperson Fay** made a motion to approve an unlisted negative declaration, seconded by **Member Reiter** and approved 5-0.

Member Holenbeck made the motion to approve 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 with the following condition:

- Fence on the North, West and South Side of property will be 6' board on board painted, decorative. On the East side there will be a section of chain link fence with a gate.

There was public comment and this property is zoned Commercial. Seconded by **Member Pennock**, approved 4-1-0 (**Chairperson Fay** opposed)

Next Meeting Tuesday April 12th, 2022

There being no further business, **Member Pennock** made the motion to adjourn the meeting at 7:09 p.m.

Respectfully Submitted,
Debbie Jones, Recording Secretary