

Joseph M. Lee, Mayor

TRUSTEES

Andrew J. Fowler

Sherry A. Farrell

Larry W. Speer

Shannon Zabelny

Shari Wilson-Pearce Village Manager/Clerk

Jeff Pearce Supt. of Public Works

VILLAGE OF HILTON

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Zoning Board of Appeals
Meeting Minutes of September 13th, 2022
Approved

ZBA Member's Present: Chairman Kim Fay, Nicole Pennock, Joe Ruta, Shelly Kordish,

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: Aleida Garcia

Trustee Speer issued the Oath of Office to Shelly Kordish as she returns to her seat on the Zoning Board. Shelly will be replacing Pat Holenbeck's seat to complete Pat's term on the Board ending 3/31/23. At that time Shelly will be up for re-appointment.

The Village Board accepted with deep regret the resignation of Zoning Board member, Pat Holenbeck.

Chairman Fay called the meeting to order at 6:30 p.m. with the Pledge of Allegiance.

MINUTES:

Member Pennock made the motion to accept the amended August 16th, 2022, Zoning Board of Appeals meeting minutes, seconded by **Member Ruta**, and approved 3-0-1 (**Member Kordish** was not a member in August, therefore unable to vote on minutes)

REPORTS:

Village Board Liaison Larry Speer	Gave his report.
Mayor Joe Lee (not present)	No report given.
Code Enforcement Officer Mark Mazzucco	Gave his report.

Chairman Kim Fay opened the public hearing at 6:50 p.m.

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

PUBLIC HEARING – AREA VARIANCE – 29 SUNNY SLOPE DR. – FENCE

Application of Aleida Garcia, for the property located at 29 Sunny Slope Drive, for an Area Variance to construct a fence 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. The current zoning is Residential.

Mrs. Garcia stated they just moved to the Village from the City, her youngest child is 2 years old, they would like to install six (6) feet in height, white vinyl fence in their side yard of their corner lot to provide a safe, enclosed playing area as well as some privacy.

PUBLIC COMMENT: Opened at 6:55 p.m.

The Village Office received an email from a neighbor, Harry Reiter, 84 Little Tree Lane stating he has no issues with the construction of this fence. This email will be attached to the end of these minutes.

Closed at 7:00 p.m.

BOARD COMMENT/QUESTIONS:

Chairman Fay stated the main concern with a fence on a corner lot is view obstruction for traffic but with the setback on this application there will not be an issue.

Member Pennock stated since there is already an approved variance on the adjoining property for the same request, she has no issues with this application.

Member Kordish likes the fact the fence will be the same color as the adjoining property. Has no issues with this application

Member Ruta has no problems with this application.

With all being said,

Member Pennock made the motion to approve the application as described in the application and map provided of Aleida Garcia, for the property located at 29 Sunny Slope Drive, for an Area Variance to construct a fence 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, seconded by **Chairman Fay**, approved 4-0.

DATES:

Next Scheduled Meeting	Tuesday, September 27, 2022
Public Agenda Deadline	Tuesday, September 27, 2022

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

Respectfully Submitted,
Debbie Jones, Recording Secretary