Village of Hilton Zoning Board Meeting Minutes of February 14, 2017 Approved

Member's Present: Richard LaForce, Pat Holenbeck, Shelly

Kordish, and Murray Weaver

Member's Absent: Richard Bjornholm

Administration Present: Code Enforcement Officer Mike Lissow and Recording Secretary

Debbie Jones

Guests: Nicholas Toombs

The meeting was called to order at 6:36 p.m. by Member's Weaver and Holenbeck with the Pledge of Allegiance to the flag.

Member Holenbeck explained the functions and responsibilities of the Zoning Board.

# PUBLIC HEARING – 18-20 GROVE STREET- AREA VARIANCE

Application of Kurt Toombs, 18-20 Grove Street, for an Area Variance to construct a 200 square foot accessory structure. Section 24-302 E 1 (b) states accessory structure shall not exceed 144 square feet. This property is zoned Residential.

Code Enforcement Officer, Mike Lissow entered the meeting at 6:40 p.m.

Mr. Lissow explained to the Board there is an easement on this property. Department of Public Works Superintendent, Mike McHenry, Kurt Toombs and himself had met on the property to discuss placement of the shed due to the easement. Mr. McHenry has given permission to Mr. Toombs to place the shed within the easement since it is a removable structure.

With that being said, Mr. Nicholas Toombs, the applicant's son was here to present this application in his absence due to a work commitment. Mr. Toombs stated his father would like to construct a 10x20 shed in the rear of this property; the lot is too narrow for a garage. This is a two-family residence and the tenants are leaving their things outside against the back of the house and it looks cluttered and unsightly. The landlord feels this will enhance the neighborhood by eliminating the clutter all around the perimeter of the home, which is his goal to improve the appearance of the property. Each tenant will have their own secured space within the shed plus the landlord will also have his own secured area for storage.

### **PUBLIC COMMENT:** Opened at 6:44 p.m.

No public present or communication received by the office. Public comments closed at 6:44 p.m.

### **BOARD COMMENT:**

Member Holenbeck had some questions of the positioning of the shed and after a brief discussion her questions were answered.

**Member Holenbeck** made the motion to approve the application of Kurt Toombs, 18-20 Grove St., for an Area Variance to construct a 200 square feet accessory structure. There was no public comment. Seconded by **Member Weaver**, all approved 4-0.

## **REPORTS:**

Code Enforcement Officer

Mike Lissow gave his report.

### **DISCUSSION**:

Code Enforcement Officer, Mike Lissow spoke about the NYPF Conference that is being held on March  $26^{th} - 28^{th}$ , 2017. Each member received a copy of the updated travel policy. Mike stated if it can be worked out, there may be a need for the Zoning Board to have a meeting immediately following a Village Board meeting in the near future for two different property locations, he will keep the Board informed.

### **MINUTES:**

**Member LaForce** made the motion to accept the Zoning Board of Appeals December 13, 2016 meeting minutes, seconded by **Member Weaver**, and approved 4-0.

#### **DATES:**

Next Scheduled Meeting Tuesday, March 14, 2017 Public Agenda Deadline Tuesday, February 28<sup>th</sup>, 2017

There being no further business, Member Kordish made the motion to adjourn the meeting at 7:16 p.m., seconded by Member Weaver, and approved 4-0.

Respectfully Submitted, Debbie Jones, Recording Secretary