

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

59 HENRY STREET

HILTON, NY 14468

(585) 392-4144

(585) 392-5620 Fax

voh@hiltonny.org



Zoning Board of Appeals
Meeting Minutes of May 9th, 2023
Approved

ZBA Member's Present: Chairman Kim Fay, Harry Reiter, Joe Ruta, Elaine Begy, Paul Cliff (Alternate)

ZBA Absent: Nicole Pennock

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

Guest: Marco Mattioli

Chairman Kim Fay called the meeting to order at 6:29 p.m. with the Pledge of Allegiance.

Chairman Kim Fay declares, for the minutes, that a quorum is present so the meeting may proceed as planned.

MINUTES:

Chairman Fay made the motion to accept the April 11th, 2023, Zoning Board of Appeals meeting minutes, seconded by **Member Ruta** and approved 4-0

REPORTS:

Village Board Liaison	Mark Mazzucco – Late, did not give report.
Code Enforcement Officer	Mark Mazzucco – Late, did not give report.
Mayor	Joe Lee – Absent, did not give report.

DISCUSSION:

Chairman Fay opened Public Hearing at 6:33pm:

PUBLIC HEARING – 150 OLD HOJACK LANE – SITE PLAN REVIEW – MARCO MATTIOLI

- The application of Marco Mattioli, for Site Plan Review for property located at 150 Old Hojack Lane to construct Phase 2 of the Self-Storage Facility consisting of two 60-ft x 196-ft buildings (11,760 square foot each) to provide indoor storage

for Recreational Vehicles. This property is zoned Light Industrial.

Mr. Mattioli stated he would like to construct Two (2) large buildings to store RV's in, instead of three (3) more indoor storage buildings as originally planned, due to the demand for RV storage being higher than regular storage. He received more calls for outdoor than indoor, so he decided to change the site plan. The building will have a 14ft door at each end, North and South, 14x14, as well as pedestrian doors on the side of the buildings. He stated he will see how that looks, maybe switch to Two (2) 14x14 doors on each end. He will have it accessible so that the trailer can be driven in one end and out the other. Winter storage, so they cannot be taken out in the middle of January.

Member Cliff asked if the swale is deep enough behind the buildings for when the snow melts. Mr. Mattioli stated that there is an easement in the back that it drains into, and that a proper culvert was done.

Chairman Fay asked if the Town signed off on this.

Mr. Mattioli stated that yes, they should have the report as well.

Member Reiter asked if it will just be drive-in RV's and thinks he may be able to fit 18-24 per building.

Mr. Mattioli would like RVs trailered in, has a bobcat to do push-ins for those that he will have dropped off at the door instead of driving into the building. He is hoping to fit up to 30 trailers but if it gets filled up, he will build the second larger building.

Member Reiter stated that the original site plan only showed 5 indoor storage buildings, would this be it (2 indoor buildings and 1-2 RV buildings).

Mr. Mattioli said yes, the project would be complete.

Member Ruta asked for clarification that there would be no motor homes stored or he would need sprinklers in the buildings.

Mr. Mattioli stated that is correct, he would only allow tow-behinds and trailers, no propane, maybe snowmobiles stored for the summers.

Member Ruta said he is concerned that the first phase of this project is not yet completed and does not want it left unfinished before moving onto the next phase.

Mr. Mattioli stated he has a conditional C of O in the meantime.

Member Ruta stated that he would like to see the first phase, including the landscaping, completed first.

Chairman Fay clarified that they just do not want the first phase being left behind to do all this.

Mr. Mattioli said he understands but some of it is out of his control, i.e., he still has no power at the storages after a year.

Member Ruta asked if that is why the main gate is always open.

Mr. Mattioli confirmed and stated he runs an extension cord from the Metals shop so he can at least have lights there.

Chairman Fay reiterated that he must see all items in phase one completed – Landscaping, pilons, drainage, etc.

Member Begy asked if there will be an office there in the future.

Mr. Mattioli said he will probably put in an office at some point.

Member Begy asked if there is a hydrant nearby or will there be sprinklers in new buildings, and stated we need to change the site plan to show 4 buildings instead of 5 now.

Mr. Mattioli stated he believes the closest hydrant is down the road near the new maintenance building at the school and cold storage. He said he will construct this third building for now, and then build the fourth building if needed next year. No longer 5 buildings.

Chairman Fay expressed concern that Code Enforcement Officer/Fire Marshal Mark Mazzucco is not here yet to address fire safety and drainage. Offered to table or approve pending Mark's approval.

Mr. Mattioli added that the parking lot will be done by the end of the month, which will then allow the fence to be completed.

Chairman Fay told Mr. Mattioli that he would encourage him to do the landscaping, pilons, and the rest of first phase at the same time to meet conditional C of O deadline.

Mr. Mattioli explained that the grass would be in next week, he is planning on putting in small islands instead of more trees, Landscaping on the west fence line will be determined, and he will possibly be adding a second entrance onto Old Hojack Lane (first entrance is on Collamer Rd.) per his plans with Parma. This second entrance/exit is not for the storage facility, but for the housing development on another piece of property he owns. The entrance/exit would be at 170 Old Hojack Lane, next to the storage facility.

Code Enforcement Officer/Fire Marshal Mark Mazzucco arrived and addressed hydrant concerns, stating the buildings would have to be within 400ft from a hydrant, they are off by 140ft. An extension would have to be made.

Mr. Mattioli stood up abruptly to leave and stated that he would've squashed this whole plan and meeting if this would've come up earlier and told the board to "rip it all up."

Chairman Fay explained that the first 2 indoor storage buildings are close enough to a hydrant, but now that he switched up his site plan the two new buildings are not close enough.

Mr. Mattioli stated that he is not going to cater to a water hydrant.

Code Enforcement Officer Mark Mazzucco told him he just must extend the water main to 140ft and it would be okay.

Mr. Mattioli asked about getting a dry hydrant.

Code Enforcement Officer Mark Mazzucco said it must be water and the last hydrant on the street is the metal shop which is not close enough.

Member Reiter stated, according to the plans Mr. Mattioli provided, the water main ends close enough to buildings 3 and 4 that only a fire hydrant would need to be installed if these plans are correct.

Mr. Mattioli asked **Mark Mazzucco** to obtain the hydrant/water plan from the Village DPW and **Chairman Fay** suggested **Mr. Mattioli** check with his engineer as well.

Mr. Mattioli asked when all of this can be done as he wants to build in June, and July at the very latest.

Chairman Fay asked what about drainage too.

Mr. Mattioli said it is done.

Code Enforcement Officer Mark Mazzucco said he is waiting for the SWPPP report.

Mr. Mattioli asked if pilons are required. He feels the space is open enough where he doesn't need them, so he hasn't put them on.

Code Enforcement Officer Mark Mazzucco stated that they are required as part of the original site plan and conditional C of O. Final C of O will not be issued if phase one is not completed in June.

Chairman Fay suggested to table until SWPPP report and water main reports arrive.

Mr. Mattioli urgently asked when he can start putting the building up as he needs to order things and it takes time.

Chairman Fay said as soon as the board receives the answers, they can call a meeting to decide.

Member Reiter made a motion to approve the Site Plan Review for property located at 150 Old Hojack Lane to construct Phase 2 of the Self-Storage Facility consisting of two 60-ft x 196-ft buildings (11,760 square foot each) to provide indoor storage for Recreational Vehicles with the following conditions:

- Code Enforcement Officer/Fire Marshal, Mark Mazzucco must receive a Stormwater Site Observation report stating the following:
 - 1) The drainage ditch north of the Bio-retention Pond is functioning properly and water is draining from the Pond as designed. In addition, the report states the drainage ditch has been lowered to allow the outlet pipe to function properly.
- Mr. Mattioli needs to confirm with his engineer where the water main terminates on Old Hojack Lane.
- Installation of a water main with a Fire Hydrant shall be provided to meet the requirements of Section FC507.5.1 of the Fire Code of New York State. Section FC507.5.1 states ---Where a portion of the facility or **building hereafter constructed** or moved into or within the jurisdiction **is more than 400 feet (122 m) from a hydrant** on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site **fire hydrants and mains shall be provided where required by the fire code official.**

Seconded by Chairman Fay, approved 5-0

DATES:

Next Scheduled Meeting Tuesday, June 13th, 2023

There being no further business, **Chairman Fay** adjourned the meeting at 7:23 p.m.

Respectfully Submitted,
Aimee Doser, Office Clerk