

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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# VILLAGE OF HILTON

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Zoning Board of Appeals  
Meeting Minutes of November 14<sup>th</sup>, 2023  
Unapproved

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

Administration Present: Code Enforcement Officer; Mark Mazzucco, Recording Secretary; Debbie Jones

Administration Absent: Mayor; Joe Lee, Office Clerk, Aimee Doser

**Chairman Kim Fay** called the meeting to order at 6:16 p.m. with the Pledge of Allegiance and a moment of silence.

### MINUTES:

**Chairman Fay** made the motion to accept the October 10<sup>th</sup>, 2023 Zoning Board of Appeals meeting minutes, seconded by **Member Begy** and approved 5-0

### REPORTS:

Village Board Liaison Mark Mazzucco gave his report.  
Code Enforcement Officer Mark Mazzucco gave his report.

### DISCUSSION:

**Code Enforcement Officer Mark Mazzucco** explained there is a proposal from Wegman's Specialties to construct 14 two-unit townhomes on the property behind Hilton East Residential Home, 231 East Ave. This project will require re-zoning by the Village Board and re-subdivision of approximately 2 acres. This item will be on the next Village Board agenda. Mark will update the Zoning Board as it progresses. The Zoning Board had many questions pertaining to this project especially regarding the flood plain and roadways. The Zoning Board suggested it would be a good idea to meet with the Village Board prior to their re-zoning meeting.

**Chairman Kim Fay** gave an update on the status of the Zoning Code update. There were 34 bids sent out, only 2 engineering firms responded back (MRB & Barton & Loguidice). The committee will be taking a bus ride to outline the borders of the Village for those on the committee that are unsure of those boundaries. The committee has 2 (two) presentations next

week from each engineering firm then a decision will be made on which engineering firm the committee will go with. It will be several weeks before putting all the information together.

**DATES:**

Next Scheduled Meeting                      Tuesday, December 12<sup>th</sup>, 2023

There being no further business, **Chairman Fay** adjourned the meeting at 7:19 p.m.

Respectfully Submitted,  
Debbie Jones, Recording Secretary

UNAPPROVED