

**Village of Hilton Planning Board
Meeting Minutes of August 15, 2006
Approved September 11, 2006**

Members Present: Chairman John Steinmetz, Joe Galatio, Robert Hunte, Dana Brunett

Members Absent: Mark Hedberg

Others Present: Vice-Mayor Horylev, David McCracken, Mike Lissow, David Wegman,
Dan Wegman

1. Called the meeting to order at 6:30 p.m. with the pledge of allegiance to the flag.
2. Chairman Steinmetz explained the Planning Board's responsibilities and functions.

3. SITE PLAN REVIEW

Proposed Action- 10' x 15' Deck
Applicant- 13 Stothard Drive
Location- Edward Weit

- a. Mr. Weit was present to represent this application. He is proposing a grey, 10' x 15' composite deck. The Homeowners Association has approved the request.
- b. Chairman Steinmetz asked for a motion to approve the application as submitted, motion made by Joe Galatio, seconded by Dana Brunett approved 4-0.

**Village of Hilton Planning Board
Meeting Minutes of August 15, 2006
Page 2**

4. SITE PLAN REVIEW

Proposed Action- Outdoor Café
Applicant- Tom Ban
Location- Arlington Restaurant, 14 Main Street

- a. This application was discussed at the June meeting. The ZBA granted a Conditional Use Permit to be reviewed in September 2007.
- b. Chairman Steinmetz asked for a motion to grant a negative declaration, motion made by Dana Brunett, seconded by Joe Galatio, approved 4-0.
- c. Chairman Steinmetz asked for a motion to approve the application including the fence, to be consistent with the ZBA Approval, this application will be reviewed in September 2007, motion made by Bob Hunte, seconded by Joe Galatio, approved 4-0

**Village of Hilton Planning Board
Meeting Minutes of August 15, 2006
Page 3**

5. SIGN REVIEW

Proposed Action- Sign Review
Applicant- Charlene Alabaugh
Location- My Jams Home Video, 18 East Avenue

- a. There was no one present to represent this application. The item was tabled and will be placed on the September 11th agenda.

6. SIGN REVIEW

Proposed Action- Sign Review
Applicant- Joseph Driffill
Location- Joey's Barber Shop, 20 East Avenue

- a. There was no one present to represent this application. The item was tabled and will be placed on the September 11th agenda.

**Village of Hilton Planning Board
Meeting Minutes of August 15, 2006
Page 4**

7. DISCUSSION

- a. David and Dan Wegman were present to discuss their rezoning request for both 185 & 199 East Avenue. David Wegman told the Planning Board they were present to share additional information. They are now requesting to rezone these properties Limited Commercial instead of the original request for Commercial. Mr. Wegman stated there is a need to bring retail to the community. He stated in order to secure a deal with any retail facility, the property must be ready to allow retail use. After much discussion, Mr. Wegman said he intends to use the property temporarily for office space and would then pursue a retail proposal in the future. He explained that they bought 199 East Avenue because it was in disrepair and was an eye sore to Hilton East. At the low asking price that the houses were being offered for, the Wegmans were concerned that the properties would not be improved. The intention was to use 199 East Avenue as a real estate office, which is currently located in Hilton East. He then stated this is not a suitable site for a large retail store within the village. Mr. Wegman stated he received a letter from the village that stated the use (Commercial) is not in compliance with the Master Plan, but the Master Plan has changed since its adoption in 1977.

Mr. Wegman also stated that a suggestion was made by the Planning Board to construct an addition to Hilton East. They are not in favor of this idea as the rooms on the north side are their most popular rentals because of the view for their residents.

Chairman Steinmetz stated Mr. Wegman's concerns have merit. John further explained he does not want to see East Avenue become entirely Commercial. Bob Hunte agreed that there is a need for retail business as Mr. Wegman described. Bob believes this request is reasonable and appropriate in this setting.

Bob Hunte explained to Mr. Wegman that there is no application before the board, therefore, there has been no formal action taken, this has been merely discussion. Bob Hunte said the properties have been purchased with sound reasoning and does not want those properties to further deteriorate. He stated his advice to the Village Board would be to rezone the two properties as Limited Commercial.

**Village of Hilton Planning Board
Meeting Minutes of August 15, 2006
Page 5**

Chairman Steinmetz explained that a Public Hearing must be held to rezone a property. Joe Galatio said he is pleased that the properties have been improved which is better than to let them further deteriorate and he approves of allowing the zoning to be changed to Limited Commercial. Dana Brunett stated he is not in favor of spot zoning and he wants to protect the other residential owners, furthermore, he said the residential character could be preserved. Dana suggested the Wegmans look at viable alternatives for commercial use without hurting the neighboring properties. Chairman Steinmetz does not recommend that the zoning be changed. The Planning Board will provide a written recommendation to the Village Board regarding this subject.

- b. Peter Miles present to discuss his plans to purchase 32 Main Street and open a full service pharmacy. Mr. Miles is intending on using "Coming Soon" vinyl signs temporarily. He will apply for a permanent sign to the Planning Board. The pharmacy is expected to open in November.

8. MINUTES

Chairman Steinmetz asked for a motion to approve the July 10, 2006 minutes as submitted, motion made by Dana Brunett, seconded by Joe Galatio, approved 4-0.

9. REPORTS

- a. Liaison's Report- Trustee Horylev gave his report.
- b. Code Enforcement Officers Report- No report given.
- c. Chairman's Report- Chairman Steinmetz gave his report.
- d. Member's Report-No report given.

10. DATES

Next Scheduled Meeting	Monday, September 11, 2006
Agenda Deadline	Monday, August 28, 2006

There being no further discussion, the meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Amy Harter
Recording Secretary