

**Village of Hilton Planning Board
Meeting Minutes of
August 13, 2007
Approved September 24, 2007**

Members Present: Chairman Hedberg, Joe Galatio, Christine Brower, Bob Hunte

Members Absent: Dana Brunett

Guests Present: Kris Schultz, Pat Laber, Jack Howitt

1. The meeting was called to order at 6:30 p.m. with the pledge of allegiance to the flag.
2. Chairman Hedberg explained the roles of the Planning Board.
3. **SITE PLAN REVIEW**

Proposed Action-	Discuss Re-Approval of Site Map
Applicant-	Kris Schultz, Schultz Associates
Location-	Unionville Station Section 8

 - a. Kris Schultz was present to represent this application. As mentioned at the July 9th meeting, the map of Section 8 Unionville Station, was originally approved by the Planning Board in 2003 and then there was an amendment to the map in 2004. The map was never filed in the Monroe County Clerk's Office due to an oversight in their office. This map must be re-approved in order to file it accordingly.
 - b. Kris stated that if the Planning Board is concerned about the area on the map that is marked "60' right-of-way to be dedicated to the Village of Hilton" which seems to be causing public controversy about the possible future extension of Leith Lane to the municipal line, he could amend the map and add some new language to help clarify the position of the Planning Board. The words he proposed were "Reservation provided for the future extension of the dedicated right-of-way. Subject to the coordinated review and approvals from the Village of Hilton and Town of Parma Planning Boards."

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- c. Chairman Hedberg said this will be taken into consideration. After a brief discussion, which included a review of the letter from Dana Brunett who was unable to attend this meeting, the Board reached a consensus that since the map has expired as per Section 7-728 (11) of the Village Law, the applicant must restart the approval process. A full site plan application must be submitted, which shall include the SEQR documents. The reasons for this decision are as follows: 1) The Board has been made aware of the fact that the Village Supt of Public Works received a 20 year storm water study for this area last week and it is currently under review by the Village Engineer. 2) Public controversy over the area of land intended to be dedicated to the Village of Hilton has arisen. 3) A petition for annexation has been submitted to the Village Board and Parma Town Board by the adjacent property owner. 4) The Village Board adopted new subdivision regulations on November 6, 2006. The Planning Board needs to review and apply these regulations to Section 8.
- d. Public comments:

Sandra Kleps, 21 Gursslin Lane, thanked Mr. Schultz, but said his suggestion is not a solution and does not answer anything.

Betty Sorenson stated she respects the Chairman's position, but as a taxpayer she wants to know if the approval has expired, why does the process restart? She asked if the road could be extended at this point. Chairman Hedberg said Unity Health does not have Site Plan approval, therefore, they must reapply and go through the process again. Chairman Hedberg explained to those in attendance that they will all have the opportunity to speak at the public hearing in the future.

An unidentified person in attendance asked if discussion was going to take place on the homes being proposed to be built on Mr Beehler's property? Chairman Hedberg answered no; this subject matter is not being addressed by the Planning Board.

Parma Town Supervisor, Rick Lemcke, stated if the Planning Board were to vote to amend the map by eliminating the proposed extension of Leith Lane, the lawsuit over the annexation matter between the Town of Parma and the Village of Hilton could be dropped. Chairman Hedberg answered that the Planning Board is not in a position to make any changes to the map at this time.

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4. SITE PLAN REVIEW/FINAL APPROVAL & SEQR

Proposed Action- Construct new condos
Applicant- Howitt - Hilton LLC
Location- 100 Salmon Run, Creek Crossing

- a. Pat Laber, Schultz Associates, was present to represent this application. Schultz Associates represents Howitt-Hilton, LLC, who is applying for Site Plan Approval to construct 19 buildings with 76 units to the west of Park Place Townhouses on 8.49 acres of land.
- b. *As the August 13, 2007 Planning Board minutes were being transcribed, it was noted that the original application dated January 11, 2007 stated the site area is 10.17 acres. The application dated 5/22/07 states the site area as 8.49 acres.*
- c. Pat Laber explained the changes to the site plan application since last meeting.
 - 1. Originally, the plan showed Salmon Run was to dead-end at the existing gate which is owned by the Park Place Home Owners Association. The new plan shows the road going between proposed building lots #24 and #25 thus eliminating the dead end scenario. This part of Salmon Run will now be known as Juliana Drive.
 - 2. Instead of 19 buildings with 76 units, the developer is now proposing 18 buildings with 80 units. To accomplish this, the following parcels will need to be subdivided: It is noted that the Code Enforcement Officer has verified this change meets the density requirements of the PRD zoning.

Tax map #032.06-04-11.1 known as #11A Salmon Run
Tax map #032.06-04-11.2 known as #11B Salmon Run
Tax map #032.06-04-11.3 known as #11C Salmon Run
Tax map #032.06-04-11.4 known as #11D Salmon Run

The applicant proposes to re-subdivide the above lots and create two (2) additional lots to be known as #11 E and #11F Salmon Run

Tax map #032.06-04-13.1 known as #13A Salmon Run
Tax map #032.06-04-13.2 known as #13B Salmon Run
Tax map #032.06-04-13.3 known as #13C Salmon Run
Tax map #032.06-04-13.4 known as #13D Salmon Run

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The applicant proposes to re-subdivide the above lots and create two (2) additional lots to be known as #13 E and #13F Salmon Run

Tax map #032.06-04-14.1	known as #14A Salmon Run
Tax map #032.06-04-14.2	known as #14B Salmon Run
Tax map #032.06-04-14.3	known as #14C Salmon Run
Tax map #032.06-04-14.4	known as #14D Salmon Run

The applicant proposes to re-subdivide the above lots and create two (2) additional lots to be known as #14 E and #14F Salmon Run

Tax map #032.06-04-25.1	known as #25A Salmon Run
Tax map #032.06-04-25.2	known as #25B Salmon Run
Tax map #032.06-04-25.3	known as #25C Salmon Run
Tax map #032.06-04-25.4	known as #25D Salmon Run
Tax map #032.06-04-25.5	known as #25E Salmon Run
Tax map #032.06-04-25.6	known as #25F Salmon Run

The applicant proposes to re-subdivide the above lots and eliminate lots #25E and #25F Salmon Run

3. The proposed pathway around the perimeter of the development has been removed due to the proximity of the pond. Schultz Associates made attempts to secure an easement over land to the east of the site to install a paved pathway however these attempts were unsuccessful. The developer has decided to remove the pathway from this proposal. Unit 8a will become a lawn area to deter a cut through.
4. The slope behind buildings 8, 9,10 has been decreased to 1:10, then 1: 4, then going 1:10 before the water surface. There will be an access road for pond maintenance. Building 7 has been moved, Buildings 11, 15 & 17 will become 6 units instead of 4. Mr. Laber stated the developer will conform with existing utilities. The water main will be moved slightly around building 7. A fire hydrant has been moved in front of Unit 7a.
- d. Chairman Hedberg said this is a major change over last month's submittal. He would have preferred for the road to continue through Salmon Run but feels this is a good solution. Joe Galatio said he is pleased to see the pond's grade more gradual and understands the reason about losing the pathway.

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- e. DPW Superintendent, Tom Tilebein, submitted a memo to the board, stating: “In a cursory review of the storm water report, it describes the design flow for a 10 year storm event. The village requires the design for a 25-year storm.” Pat Laber said this pond is designed up through a 100-year storm. Pat also offered that Tom Tilebein noted concern for storm water run off from the area of Applewood Lane into the proposed pond. Mr. Laber said he clarified his calculations on the drainage maps and verified they are correct.

- f. Mike Lissow stated that he and Tom Tilebein are concerned that by eliminating the proposed pathway, trespassing may become a problem for some of the residents. They recommend that a pathway be considered. Kris Schultz said as the property is developed, the kids will move to the east and trespassing will not be an issue. Chairman Hedberg said he will approach the Village Board to inquire if they would be willing to establish an easement for this need.

- g. Mr. Schultz said the developer would like to begin construction this season and asked the Board to grant the necessary approvals with conditions. Chairman Hedberg answered there have been problems with conditional approvals in the past and the Planning Board is not in favor of doing this. However, the Planning Board is willing to schedule an additional meeting if necessary.

- h. Mike Lissow said a public hearing will be required on the new site plan application due to the proposed re-subdivision of land. It was agreed that it could be scheduled for August 29, 2007 so long as the proper submittals are provided to the Village Office.

5. CONCEPTUAL REVIEW

Proposed Action- Change to Site Plan
Applicant- Gigi Pecora
Location- 150 Old Hojack Lane

- a. Gigi Pecora was present to discuss the possibility of amending his approved Site Plan, dated June 13, 2005. At that time, Mr. Pecora was planning to construct a metal fabrication facility consisting of a 2600 square foot office building attached to an 80' x 100' manufacturing building. The proposal included future additions in increments of 100 feet with a maximum size of 80' x 600'. The project was to be done in phases with the additions to be completed within 2 years. Planning Board approvals are valid for 5 years.

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- b. Mr. Pecora explained due to financial reasons he would like to propose constructing a 4000 square foot manufacturing building in the same previously approved location with a future addition as time and money allows. He intends on constructing a second story to the office at the second phase of construction.
- c. There was a discussion regarding the requirement of the village to only allow underground utilities. Mr. Pecora is proposing one above ground utility pole for this project. There is currently a pole at Merton Williams School that he will connect to.
- d. Chairman Hedberg expressed his concern for the architectural presentation of each stage of the buildings. He stated that drawings depicting the buildings are necessary. Chris Brower shared the same opinion.
- e. Mike Lissow stated access is required around the building with at least one side maintained for emergency vehicle access at all times. Mr. Pecora commented that he will be working with non-flammable material.
- f. Chairman Hedberg informed the applicant to submit his new plans for further review at the next meeting.

6. CONCEPTUAL REVIEW

Proposed Action- Remodel Dental Office
Applicant- Pat Laber, Schultz Associates, as agent for Dr. Jeffery Dick
Location- 3 West Avenue

- a. Pat Laber discussed the tentative plans by Dr. Jeffery Dick who is considering a 400 square foot addition to the existing entryway. At this time no formal submittals have been made to the Planning Board. A site map was provided to the board members at this meeting for their review.
- b. The interior of the office will also be completely remodeled. Pat questioned the board whether or not a variance would be necessary. This building is located in the Limited Commercial District. The Village Code states the maximum building size is 1500 square feet. Therefore, a variance would be required.
- c. Mr. Laber stated that exterior plans have not yet been made. This item may be placed on next month's agenda.

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7. REPORTS

Trustee Horylev stated that a 5'w x 2'h sign for the Post Office has been proposed to the Hilton Postmaster.

Genesee Transportation Council information meeting on traffic flow will be held at the Community Center on Saturday, August 18th. Everyone is welcome to attend and discuss this topic. This will be advertised in the Suburban News.

There have been complaints from the Unionville Station neighbors regarding the approval of lot #511. The complaints are the size of the house appears too large for the lot area. Trustee Horylev recommended that the Board consider limiting the total square footage of a house based on the percentage of lot area it will cover. Discussion followed.

Mike Lissow informed the board that CVS Pharmacy has contacted the Village with plans to remodel the interior of the building.

Mike Lissow met with builder of Pontillo's, 38 East Avenue, today regarding a change to the construction plans. A partial basement has been added. Mr. Hoefler received a variance from the Zoning Board of Appeals to construct the building without a basement. Mike was told that construction is expected to begin on Monday, August 20, 2007.

8. MINUTES

Chairman Hedberg asked for a motion to approve the July 9, 2007 minutes as amended, motion made by Joe Galatio, seconded by Chris Brower, approved 4-0, Dana Brunett absent.

9. ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

Respectfully Submitted,

Amy Harter
Recording Secretary