

**Village of Hilton Planning Board
Meeting Minutes of July 9, 2007
Approved August 13, 2007**

Members Present: Chairman Mark Hedberg, Joe Galatio, Robert Hunte, Dana Brunett, Chris Brower

Others Present: Vice-Mayor Horylev, David McCracken, Tom Tilebein, Mike Lissow

Guests Present: Pat Laber & Kris Schultz, Schultz Associates, Roger Dills, Eunice Dills, Dave Gilfoy, Bob & Phoebe Downing, Dave McCracken, Errol & Phyllis Valyear, Jean Jay, Kenneth & Mary Eichas Gavigan, Amy Reichhart, ESQ., James Beehler, Tom Tilebein, DPW Superintendent, Joe & Linda Shatzel, Bob & Dianne Snyder, Mary & Shirley Rotmans, Pete Sorrenson, Sandra Popowych, Alexander & Beverly Pirnie, Mark Herington, Mike Spoonhower, Jim & Saralynne Mullen

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 rolls of the Planning Board and noted the emergency exit procedures.
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. He explained that this 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. He now seeks to have the Planning Board re-approve the map so that it can be filed accordingly. Chairman Hedberg asked Mr. Schultz if any changes have been made to the map since it was first approved? Mr. Schultz answered no, this is the same plan approved in 2004.

- b. Section 7-728 of the Village Law, paragraph 11 states as follows: “Filing of final plat; expiration of approval. The owner shall file in the Office of the County Clerk or register such final plat or a section of such plat within 62 days from the date of final approval or such approval shall expire.” The Planning Board has been advised by the Village Attorney that since the map has expired, the owner (Unity Health) must re-apply to the Planning Board for site plan approval.

There were several residents from Unionville Station Subdivision present at this meeting. Chairman Hedberg explained that this is not a public hearing, however, all of the Planning Board meetings are open to the public, and the Board is interested in hearing any comments from those present. He asked that speakers please stand, state your name and limit comments to 3 minutes or less.

Public Comments:

Amy Reichhart, from Knauf, Shaw, LLP stated she is representing Jim Beehler. She said that nothing has changed since the map was first approved and they support the re-approval of this map as submitted.

Betty Sorenson, 41 Leith Lane: Stated she was speaking on behalf of the Unionville residents in attendance. Everyone who lives in Unionville Station today is very concerned about any increase in traffic or changes that could affect their quality of life. She is unsure of what the Planning Board approved originally. Was Leith Lane discussed or approved to be extended and what happens if another subdivision is built that's not a senior housing community?

Bob Hunte and Dana Brunett both explained that the Village Planning Board cannot provide answers to her questions about future subdivisions located in the Town of Parma.

Kris Schultz: He wanted to clarify what is being discussed. The original map shows that at the end of Leith Lane there is an area of land to be dedicated to the Village of Hilton. It is shown as a 60' right of way that begins where Leith Lane ends up to the Village/Town municipal boundary lines. His intent as he developed the subdivision was to dedicate the land to the Village to allow the road to be extended. He said that good planning should allow a future right of way to the west property line.

Betty Sorenson asked if Leith Lane is allowed to be extended, when that extension is dedicated who dedicates it? Will it become pavement?

Kris Schultz replied that right now, it will stay as it is but generally proposed roadways are built to the owners property line.

Betty Sorensen said that four years ago when the subdivision was being planned, Leith Lane wasn't built and nobody lived there. Today the people who have bought homes on Leith Lane and in other parts of Unionville Station do not support or agree that Leith Lane should be extended beyond the Village limits because of traffic concerns and how future developments could impact their quality of life.

Pete Sorenson asked what is the plan for construction equipment if the property to the west starts to be developed?

Chairman Hedberg replied that the Planning Board is only reviewing the map for Section 8 of Unionville Station and cannot provide answers to that question.

At this time, the public comments were closed.

- d. The board had general discussion about the existing property.
- e. Dana Brunett asked Mr. Schultz if the map should be updated to show what the area looks like today since the Unity Health building has been constructed? Kris Schultz said plat maps usually show just property lines, right of ways and easements.
- f. Mark Hedberg explained that the Planning Board is not responsible for filing subdivision maps with the Monroe County Clerk's Office. That responsibility falls to the landowner or developer. Based on the concerns from the Unionville residents, he would like to table a decision on re-approving this map until the next meeting. The Board agreed to table a decision. Mark Hedberg encouraged those in attendance that if they have any additional comments or concerns about the site plan application to please send them in writing to the Planning Board for consideration.

4. SITE PLAN REVIEW/FINAL APPROVAL & SEQR

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| Proposed Action- | Construct new condos |
| Applicant- | Howitt Hilton LLC |
| Location- | 100 Salmon Run, Creek Crossing |
- a. Pat Laber, Schultz Associates, was present to represent Creek Crossing. They are seeking approval to build 19 buildings consisting of 76 condominiums, on 8.5 acres. This is phase two of Park Place.
 - b. At this time they expect the layout to remain the same. Changes have been made and include: the road way name change to Wendy's Way from Salmon Run, a vehicle turn around has been added at Wendy's Way, the radius at Wendy's Way has been increased, and an additional fire hydrant has been added between building 16 & 19. Also the buildings have been renumbered to reflect that this project is separate from Park Place.
 - c. They are proposing to leave the existing gate at the end of Salmon Run. The Park Place homeowners association strongly opposes any continuation of this roadway to any future development. There is a deed restriction stating the no access is allowed beyond Salmon Run. The HOA installed a gate to prohibit vehicular traffic.
 - d. Mr. Laber explained that the proposed pathway from this development to Kelly's Apple Farm property, which located adjacent to Creek Crossing, in the Town of Parma, is not likely to be constructed. The property owner's feel it maybe a hindrance to his parcel for future development.

- e. Written comments have been received from Monroe County DRC. There were no major issues stated.
- f. MRB provided their comments regarding the pond. They suggested the detention pond be owned and maintained by the development. The Village will take dedication and maintenance responsibilities of sanitary sewer mains, proposed and existing storm sewer mains, and the water main. All remaining infrastructure located on the property will be owned and maintained by the development. It was recommended that the pond contain a 15-foot wide aquatic bench extending into the pond from the shoreline. The surface area of the pond, 4523 square feet, does not meet the minimum surface area to drainage area ratio of 1:100 established by the NYSDEC (5563 square feet minimum for 12.77 acre drainage area). It is recommended the size of the pond be increased to meet this ratio.
- g. The board discussed that buildings 15, 16 and 18 should have less of a slope and more flat land area before the pond surface. Mr. Laber stated he doesn't feel 1 on 4 is dangerous but will change it if need be. He noted that the property immediately to the north is 1 on 10. Tom Tilebein also commented that there is very little space between the building and where the slope begins, which is 3' from the building. There is not enough room for the residents to place a lawn chair in this area.
- h. Chairman Hedberg received written comments today, 7/9, from the Fire Chief with the department's concerns regarding the existing gate at the end of Salmon Run. Chairman Hedberg is strongly opposed to a gate. He reiterated that the agreement filed at the Monroe County courthouse at first section that there would not be vehicle access and based on that agreement, it cannot be removed. Mr. Laber stated the developer is willing to work out this issue without losing units. A cul-de-sac was suggested, but that would result in a loss of units. Chairman Hedberg said the original agreement regarding the gate could be readdressed with the HOA. Pat said his understating is the association is not willing to change their original agreement.
- i. Chairman Hedberg asked the board for their comments. Dana Brunett agreed that the fire department concerns are valid and must be addressed. Joe Galatio said he is pleased with change to the pond. Bob Hunte stated the improvements to the pond are significant and seem to be a step in the right direction. Bob said he is unclear on the plans for the pedestrian pathway, is there another possible location? Mr. Laber said there are a lot of youths cutting through into park area. Pat further explained that the property owner of the adjacent property, Kelly's Apple Farm, is not in favor of an easement due to their future plans for development on their farm. The current pathway runs diagonal from Salmon Run. Tom Tilebein stated it is not a good alternative to move the pathway that has been created by pedestrians over the past several years. Bob Hunte stated that the pathway shouldn't be a forgotten issue even if the property owners cannot agree

- to it. Bob Hunte commented that it is not a good practice to have the village providing water and sewer service since the roads will be private and maintained by the association.
- j. Chris Brower is pleased with changes to the pond, but is still concerned with the gate. She stated she would like to read the comments made by fire department before making any decisions; she also wants the walkway addressed.
 - k. Mr. Laber explained that at the previous meeting, he was asked to review the low point of the water main after his review, it must remain due to the inverts of the existing sewers and the need to keep minimum separation between the sewers and the water main.
 - l. Chairman Hedberg stated in general the board is struggling with details of the gate, and believes a loop for the roadway would be beneficial. He stated he would prefer to have more time to review the comments received.
 - m. Tom Tilebein stated the pond should be larger and he has a concern with moving the path. He said a successful sidewalk should be constructed where the foot traffic has created it. Pat said he is confident that pond is large enough.
 - n. This item is tabled for the next scheduled meeting.

5. **ARCHITECTURAL REVIEW**

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| Proposed Action- | 12' x 12' Sunroom |
| Applicant- | Ken Mattle |
| Location- | 21 Shirleen Drive |
- a. Ken Mattle was present to represent this application. He is proposing a 12' x 12' sunroom on existing deck that is 12 x 20.
 - b. This would be a three-season sunroom. It will be enclosed with screens and windows. There will be 8' of existing deck to remain next to sunroom. The pitch of the roof will change.
 - c. The homeowners association has granted approval and been received by the Village of Hilton with the application.
 - d. The siding from deck floor to windows about 2', siding will match the existing. Consistent with other projects approved in development.
 - e. Chairman Hedberg asked for a motion to approve with the condition that the materials match the color and type of existing materials. Joe Galatio made the motion, seconded by Dana Brunett, approved 5-0.

6. ARCHITECTURAL REVIEW

Proposed Action- New Home Style
Applicant- Joe Sciortino
Location- Leith Lane

- a. Joe Sciortino was present to represent this application. He is proposing a new style of home that is very similar in style to those already built in the development. The buyers have requested this home style that they selected elsewhere.
- b. There is stone on the front elevation; the rest of the siding will be standard vinyl. Joe stated the house does not appear as wide as shown on the plans. The garage protrudes about 2' more than the existing houses. The house will be built exactly as per the plan provided.
- c. Bob Hunte and Chris Brower felt the protruding garage is an issue and that the Board has been resistant to them in the past. They are not in favor of having more than just a few houses of this same style on the street. The effect of the protruding garage is that the garage is more prominent than the house. The board agreed to limit the number of this plan and agreed to approve this style one time approval. This garage protrudes 10' farther than house, while most in this development protrude 7' to 8'. This house will be on the inside of the curve. Walt Horylev explained that the zoning code does not allow more than 3 houses of the same plan in a row.
- d. Dana Brunett suggested if this plan is built again, a window should be installed on the garage wall. Chairman Hedberg asked for a motion to approve Architectural Review on lot 511, on a one time only basis, if the applicant would like to build this style again, the Planning Board must review the plans again. The motion made by Bob Hunte, seconded by Chris Brower, approved, 5-0.

7. DISCUSSION

Mike Lissow addressed the Planning Board regarding A Frame signs. Architectural Review and approval will be required before A Frame signs can be displayed. The board was asked if they would also address the placement of these signs as well as colors and sizes. These signs should only depict business names, phone numbers, hours of operation, and is not illuminated.

8. MINUTES

Chairman Hedberg asked for a motion to approve the June minutes

9. REPORTS

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

10. DATES

Next Scheduled Meeting	Monday, August 13, 2007
Agenda Deadline	Monday, July 30, 2007

There being no further discussion, the meeting was adjourned at 8:50 p.m.

Respectfully Submitted,

Amy Harter
Recording Secretary