

**Village of Hilton Planning Board
Meeting Minutes of March 12, 2007
Approved June 11, 2007**

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

Others Present: Mike Lissow, Trustee Walt Horylev, David McCracken, Joe Sciortino, Theresa Piniewski, Kathy Weaver, Barbara Perry, David M. Alexander, Karen & Glen Longer, Sue Caster, Jack Howitt, Ed Reulbach, Bonnie Zalar, Chet Kucmerceski, Jim Hogan, David Matt, Tom Miller, Geraldine & William Wagoner, Kerry Blask, Linda Kaiser, Sharon Oblisk, Hazel Ricardson, Joan Sample, Sandra Tenny, Peter Miles, Ken Gavigan, Mary Eichas-Gavigan, Valerie Cicotti, Kevin McCarthy, P. L. McMillan

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

3. SITE PLAN REVIEW

Proposed Action- Addition to Barn
Applicant- Joe Sciortino, Sciortino Developers
Location- 4 Gursslin Lane

- a. Joe Sciortino was present to represent this application. He is the developer in the Unionville Station. He currently owns this barn, which is used for storage. He is proposing to remove a portion of the barn and construct an addition.
- b. There will be two 2 windows facing Route 259, and there will be stone added to the lower portion to look like foundation line. The overhead doors will be barn style. The siding will be consistent with the existing siding. Mr. Sciortino will use a 4" overlap siding on the office portion. The barn will be "barn red" with bright white trim. There will be a 4' high section of stone from the ground level of the building to mimic the appearance of an old barn style foundation. The roof color will be black. A tear off of one side may be necessary for structural purposes.
- c. Chairman Hedberg declared the public hearing open at 6:39 p.m.

Village of Hilton Planning Board
Meeting Minutes of March 12, 2007
Page 2

- d. Sue Caster, 123 Centennial Lane, questioned if the addition will extend to the north. Joe replied that it will not. She also wanted to know what the changes will be to the parking lot. Mr. Sciortino explained that the rear of the barn will be cleaned up and his items will be stored inside. Ms. Caster stated that the original plan included office space to be located in the center of the subdivision, she is concerned that this office will be so close to a residential area. The neighbors voiced the same concerns at that time. Joe explained this office is for just himself and his secretary. This will not create additional traffic. The space was used as a sales office a few years ago.
- e. With all persons heard, Chairman Hedberg declared the public hearing closed at 6:42 p.m.
- f. The HOA has been notified, and no correspondence has been received regarding this application. Joe is the owner of the building and the lot therefore, it is not considered common area.
- g. Dana Brunett commented that the appearance of the side of the barn has been dressed up and he is pleased with the amendment to the first plan shown to the board.
- h. Joe Galatio asked if lighting will be added. There will be an overhead door halogen light on the southeast side. It is the same type of light as a street light. Joe Sciortino stated the changes to the barn will compliment the subdivision as there are many improvements to mimic the old barn style.
- i. Bob Hunte said Joe has gone to great lengths to improve the property and is making a substantial improvement to the development.
- j. Chairman Hedberg asked for a motion to approve the application as submitted, Dana Brunett made the motion, seconded by Joe Galatio, approved 4-0.

4. SIGN REVIEW

Proposed Action-	Sign Review
Applicant-	Peter Miles
Location-	32 Main Street, Hilton Family Pharmacy

- a. Peter Miles was present to represent this application. He will be opening the Hilton Family Pharmacy at this location and is proposing signage.
- b. Mr. Miles explained that New York State requires that pharmacy hours are to be posted. The most common way to display this information is to place it on the door in this fashion.
- c. Dana Brunett stated he understood the requirements and thinks the style is appropriate. Both Joe Galatio and Bob Hunte agreed.
- d. Chairman Hedberg explained that this signage would count towards the total allowable square footage for all signs.
- e. Chairman Hedberg asked for a motion to approve the two signs on both the front and rear glass doors, motion made by Bob Hunte, seconded by Dana Brunett, approved 4-0.

Meeting Minutes of March 12, 2007

Page 3

5. SIGN REVIEW

Proposed Action- Sign Review
Applicant- Peter Miles
Location- 32 Main Street, Hilton Family Pharmacy

- a. Mr. Miles will be installing permanent signs on the building to advertise this business. He provided some additional pictures with some options he is considering. He understands that the Village is looking to improve all new signs to be installed. A new sign ordinance is currently being prepared and is expected to be approved at the April Village Board meeting. April 1st is the target opening date for the pharmacy.
- b. There are (4) four signs being proposed, two (2) signs of the south elevation, one (1) west side and one (1) rear on the north. One sign to read "Hilton Family Pharmacy" the other to read "Coffee Corner".
- c. The applicant is to proceed to the Zoning Board of Appeals meeting, scheduled for 4/10/07 7 p.m. for additional signs on building.
- d. Mr. Miles stated that a projecting sign from the building would be in an ideal location due to the existing tree and light pole. He may consider this in the future.
- e. Bob asked if 2nd floor usage has been considered yet. The building is being leased, and no plans have been considered at this time.
- f. Dana Brunett suggested the two signs should look similar so that customers realize it is the same business. He suggested there be something stating the entrance is through the pharmacy. He suggested that possibly icons could be added to show that it is a pharmacy as well as a coffee bar.
- g. This item is tabled for the next meeting so that the applicant can provide more details. There is a temporary sign there now. The board agreed that the sign shall remain until an approval on the permanent signage is granted.

Meeting Minutes of March 12, 2007

Page 4

6. CONCEPTUAL REVIEW/PUBLIC HEARING

Proposed Action- Construct 76 Condominiums
Applicant- Jack Howitt
Location- Park Place

- a. Jack Howitt was present to represent this application. He is the developer from Howitt Hilton LLC. He explained that the development began in 1987. This section was previously approved in 1989. They are proposing to construct 19 buildings with 76 condominiums.
- b. Mr. Howitt explained that because this will be a new section, it will need to be re engineered for sewers, water, and storm sewers. That information will be submitted to Tom Tilebein and to MRB.
- c. Chairman Hedberg declared the Public Hearing open at 7:15 p.m.
- d. Carrie Blask, 23 Archer Drive, said the biggest concern is the flow of traffic. There is not a true cul-de-sac, where buses and mail vehicles can turn around. She stated buses will not pick up at this development. Jack Howitt explained the roads were designed to the village's specifications. Larry Gurslin explained it is not a dedicated street. Mr. Howitt said that is not a law, the school board chooses not to allow the buses to drive in there.
- e. No name was given, but it was noted by someone in attendance that the streets are not wide enough for school buses. Mr. Howitt said the streets will be the same width as what exists.
- f. Bonnie Zayler, 31C Chestnut Court, asked if the offering plan will be submitted? She said that Park Place at Hilton was reduced to remain at the current number of 70 units. Mr. Howitt said an offering plan can be amended or it may be separated. Ms. Zayler feels it should be separate. She explained that trespassing is a problem, and the foot bridge over Salmon Creek is the reason. Mr. Howitt said that private signage can be provided. Bonnie said their major concern is that this be a separate condo association. Ms. Zayler also said the existing gate at the end of Salmon Run will not be removed. She provided a deed agreement dated Dec 7, 1992 recorded by the County Clerk, and read the agreement aloud. It stated the "no access from easterly direction shall be permitted on Salmon Run". Mr. Howitt answered that the agreement will be upheld.

Page 5

- f. David Alexander, 7D salmon Run, said he feels a separate offering should be upheld. Since these buildings are 20 years old and are under current laws for assessment. If these units are assessed higher the value of the existing units will be increased.
- g. Sharon Oblisk, 29 Walnut Court, said that better materials should be used than in the current buildings. There are some areas that are falling apart on Walnut Court. The wood is rotting and the doors are falling apart.
- h. Mayor Larry Gurslin, explained that this is the preliminary plan. The roadway may have gutters to tie in our sewers. Mr. Howitt said an engineer will design and submit a plan to the Planning Board.
- i. Bill Wagoner, 28B Walnut Court, asked what kind of destruction will be done to support sewers and infrastructure? Mr. Howitt answered that will be determined by the engineer and included in the plans submitted to the Village.
- j. Glen Longer, 6B salmon Run, stated there are existing storm sewers there. There are no gutters currently.
- k. Chet Kucmerzerski, 33C Salmon Run asked if the units are 2 floor condos? Mr. Howitt said yes. Mr. Kucmerzerski stated this development will not be for seniors. Mr. Howitt answered yes, senior may reside there if they able bodied. They will offer 2 or 3 bedroom units. They do have a special plan for seniors as they are providing for seniors as well as families or singles.
- l. Bonnie Zalar asked if the new residents stay out of the old area? Mr. Howitt said no, he cannot keep anyone out. Bonnie said there are 'no trespassing' signs currently installed.
- m. David Alexander, explained that only kids that trespass are a problem. They are high school students mostly, there is an area near the creek that they frequent as a party place. The area is littered with beer and liquor bottles. He said large trucks do not fit on the street, they encroach on the lawns and cause damage.
- n. Maureen Spindler, 175 Lake Ave, said this all sounds like nitpicking complaining. There was a brief disagreement between a few people in attendance regarding issues in the neighborhood.
- o. With all persons heard, Chairman Hedberg declared the public hearing closed at 7:46 p.m.
- p. Mark Hedberg, explained to all in attendance that there will be many changes from the original approvals for this parcel as many years have passed.
- q. Dana Brunett asked Mr. Howitt with the troubles from first section being sold, why will this plan will work now. Mr. Howitt said he hopeful that when the right unit is built it will sell. There is a need for more housing in this area. There will be full basements this time and larger units, with a 2nd floor laundry and walk in closets. Dana asked if an updated market study was done on those buyers? Mr. Howitt said these units are a good starting point for families not ready for a more expensive home.

- r. Joe Galatio asked if this is in a flood plain. He said this is a nice idea as it is being presented. Mr. Howitt said he thinks trespassing will decrease.
- s. Bob Hunte explained that he was on the Planning Board when the first development was subdivided. He feels it makes sense to continue the development and that the concerns heard tonight will be taken seriously.

7. SITE PLAN REVIEW

Proposed Action- Install antennas for wireless internet connection
Applicant- Clearwire Wireless
Location- 101 Heinz Street

- a. At this time Bob Hunte excused himself from the meeting, as this is a conflict due to his ownership with Omega Consolidated.
- b. Theresa Piniewski presented this application for installation of antennas for wireless internet connection at this location. They propose to flush mount the antennas to the side of the building, with an equipment cabinet inside on the 4th floor. This will assist site at water tower to communicate. There is no generator proposed, subscribers will not have service in the event of a power outage.
- c. There are to be 4 (four) panels, 3 ½ feet tall each, and 4 (four) dishes 2' in diameter.
- d. Chairman Hedberg declared the Public Hearing open at 7:57 p.m.
- e. Maureen Spindler, 175 Lake Avenue, asked to view the plans. She asked if the reception will not interfere with television, radios etc. Subscribers choose this service for their own use.
- f. Rodney Manhardt, 15 Green Lane, asked why there are no roof top antennas? Theresa explained that they would have to be larger to be installed on the roof. Mr. Manhardt said that the Fire Dept is being relocated to this neighborhood and the existing school bus garage, Village and Town of Parma garages are also in this neighborhood. Are there any provisions to stop communication if interference occurs? Feels the risk for interference could be great. He explained that he is a 20-year plus employee in this field and understands the technology.
- g. Tom Hunte, Omega Consolidated, asked if there is interference with the water tower now? Mr. Manhardt said the proximity is not as close as the new fire department will be. Theresa explained that the lease covers interference. Joe Galatio asked if there are other areas that have interference? Theresa answered no, but studies can be done in areas where they expect a high possibility. Joe asked if this site would qualify for a study? Theresa said a study would not be beneficial as the fire department is not constructed yet, but language should be added to the lease that if interference occurs it would have to be addressed and taken care of by Clearwire.
- h. With all persons heard, Chairman Hedberg declared the Public Hearing closed at 8:05 p.m.

- i. Chairman Hedberg asked for a motion to approve the application with the condition a good neighbor policy be incorporated and submitted and approved by the Village Attorney the motion was made by Dana Brunett, seconded by Joe Galatio, approved 3-0-1.
- j. The Planning Board declares Lead Agency on this action and a negative declaration was granted. Motion was made by Dana Brunett, seconded by Joe Galatio, 3-0-1, Bob Hunte abstained.
- k. Bob Hunte returned to the meeting at 8:15 p.m.

8. ARCHITECTURAL REVIEW

Proposed Action- Exterior Changes
 Applicant- Viola Cicotti
 Location- 62 East Avenue

- a. Valerie Cicotti was present to represent this application. There have been ongoing improvements to the exterior of this building that is owned and occupied by her parents. Ms. Cicotti explained that the buildings upper portion the south elevation (front) will have horizontal siding. The lower portion will have vertical siding. They are proposing a new window on the east side of the building for cross ventilation, it will be same size as front window. They will be installing door and a handicap ramp on the north side of the building. The ramp will be 30 feet in length and will have a 1'' slope for every 8'' of rise. The Village Board approved an easement for this ramp with the stipulation of using as little property as possible.
- b. One and two family dwellings do not require sprinkler systems. A third residence would require a sprinkler system. They are not interested in installing sprinklers so it will remain a two family at this time. The ramp will be removed when it is no longer needed by Mr. Cicotti.
- c. Chairman Hedberg explained that he is more comfortable with this design than what was previously presented. He said while the changes are not great, this is an improvement as it is undefined as a residence currently. He suggested that wider door trim and window trim would help.
- d. Dana Brunett told Ms. Cicotti that he understands cost constraints associated with the project, however, it would be nice to have a residential appearance.
- e. Bob Hunte and Joe Galatio both agreed they are pleased with changes.
- f. Chairman Hedberg asked for a motion to approve as submitted, with the condition that the ramp be removed when it is no longer needed, as determined by the Village building inspector. The motion was made by Dana Brunett, seconded by Joe Galatio, approved 4-0. A question was raised regarding the purpose of the door once the handicap ramp is removed? Mike Lissow explained an easement would be necessary for a step or platform.

- g. Valerie Cicotti stated that the family has gone to great lengths inside to make the improvements. It has a very nice interior, Valerie extended an invitation to Walt Horylev to come in and see it.

9. CONCEPTUAL SITE PLAN REVIEW

Proposed Action- Construct a residential house
Applicant- John Collins
Location- Hale Haven/Old Hojack Lane intersection

- a. David Matt, Schultz Associates was present to represent this application. Mr. Collins has purchased this property and has already received approval in February 2007 from the Planning Board to subdivide this parcel. This parcel was previously owned by St. Leo's Church.
- b. The intention is to build a home for the Collins' on the corner lot (lot 1) and sell lot 2. The driveway will be moved to the south side, because Mr. Collins prefers to have the bedroom located away from Old Hojack Lane. There will be a turnaround in the front yard. The driveway is approximately 80' to the existing stop sign.
- c. Chairman Hedberg, asked if the electric service is detailed on the plan? David said it is not. The Planning Board is asking that the driveway be located to the north as far as possible, Chairman Hedberg stated he is unsure of county requirements. Dana Brunett stated the intersection may be busier than others in the Village due to its location to Old Hojack Lane and that the Fire Department will be moving into the neighborhood.
- d. There was a brief discussion regarding the storm sewers. Bob Hunte questioned if the applicant is proposing any screening for privacy? David stated possibly a fence will be installed.
- e. This items is tabled for the next meeting, we are awaiting DRC's comments.

10. SITE PLAN REVIEW

Proposed Action- Resubdivide into 2 lots
Applicant- John Sciarabba, as agent for Hilton East Residential Home
Location- 231 East Avenue

- a. John Sciarabba was present to represent this application. Mr. Wegman is proposing to reconfigure the lot lines at this location. He explained Mr. Wegman has no plans for these parcels at this time.
- b. Dana Brunett explained he is quite hesitant to approve the subdivision when there are no plans for the purpose of the request. Mr. Sciarabba answered that he understands however, the Planning Board would have to approve any changes that Mr. Wegman may request in the future.
- c. Mike Lissow stated that the proposed lot 2 is in the 100 year flood plain, they will very limited with what can be done with that land. Mr. Sciarabba agreed that building in a flood plain would be difficult. The property is zoned Commercial.

- d. Chairman Hedberg stated a good point was made by Dana Brunett and that he too is uncomfortable making a decision without plans for the parcel since the applicant did not have a compelling reason to have this lot re subdivided in a timely fashion, there isn't a reason not to table this item.
- e. A plan provided by the applicant would be helpful before any decision could be considered.

11. MINUTES

Chairman Hedberg asked for a motion to approve the January 8, 2007 minutes. A motion made by Bob Hunte, seconded by Joe Galatio, 3-0-1, Dana Brunett abstained.

Chairman Hedberg asked for a motion to approve the February 12, 2007 minutes as amended. A motion made by Dana Brunett and seconded by Bob Hunte, 3-0-1, Joe Galatio abstained.

12. REPORTS

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

13. DATES

Next Scheduled Meeting	Tuesday, April 17, 2007
Agenda Deadline	Tuesday, April 3, 2007

There being no further discussion, the meeting was adjourned at 9:35 p.m.

Respectfully Submitted,

Amy Harter
Recording Secretary