

**Village of Hilton Planning Board
Meeting Minutes of September 10, 2007
Approved October 15, 2007**

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

Others Present: see list

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

- a. Pat Laber was present to represent Unionville Station Section 8. The Planning Board approved the map in 2003 and an amendment in 2004. The map was never filed in the Monroe County Clerk's Office due to an oversight at Schultz Associates. This map must be re-approved in order to file accordingly.
- b. Mr. Laber stated he has submitted an alternative plat map in place of the original plat map for consideration. The map now states "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".
- c. Chairman Hedberg has spoken to Kris Schultz previously to determine if today's plat is their final submittal. Bob questioned if there is a second section of future development planned for Unity Health? Bob noted there is no footprint of the future addition to the building. Pat said at this time there have been no changes to the future addition.

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- d. Chairman Hedberg asked if the driveway into Unity Health is as noted. Pat said all the information on the plan is exactly as it exists today. Dana Brunett asked Mike Lissow if the driveway is satisfactory for fire and safety equipment. Mike said it is noted on the original plans there would be blacktop on 100% of the driveways. This is not the case as of today.
- e. A Public Hearing will be scheduled for the October 15th Planning Board meeting. The SEQR will be reviewed at that time. Mr. Hedberg informed the applicant to submit a complete site plan package as the only documents the Board has to date is a plat map.

4. SITE PLAN REVIEW/PUBLIC HEARING

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

- a. Pat Laber was present to represent this application. MRB have submitted their comments and there are concerns regarding storm drainage design, site plan, erosion control, and made 6 miscellaneous comments. Pat explained that he met with DPW Superintendent, Tom Tilebein and the Village Engineer from MRB Group, Dave Willard. They discussed the written comments from MRB. The developer is now proposing to remove building 8 and increase the size of the pond to as required.
- b. Grading plans were presented, as they have just been completed. The road and utility layout stays the same. The slope is 1:25 for the backyards of building 9. The pond will take in water to the south (Applewood Lane) and will treat the entire area which consists of 18.5 acres. The Storm Sewer plan has been altered around Hillside. Currently, the lots on the existing tax map will have to be subdivided and building 8 will have to be removed completely from the map. Building 9 has been turned to become parallel to the road.
- c. Chairman Hedberg declared the Public Hearing open at 6:50 pm. He asked those in attendance to please state their name and address and limit comments to 3 minutes or less.

Public comments:

An unidentified person in attendance asked if the existing gate at the end of Salmon Run would be staying in place. Mr. Laber answered they have no plans to remove the gate. It was also mentioned that there are 50-60 kids walking through homeowners lawns, looking through their windows and stealing. More police patrols have been noticed in the development lately.

Resident #1, of Raintree Lane, stated he is very concerned with the anticipated traffic. He said Raintree Lane is a drag strip, and questioned what safety measures are being put into place, as this project will increase traffic.

Resident #2, of Walnut Ct, said the current roads are private, and understands that the future roads will be private and maintained by the Homeowners Association (HOA). Mrs. Zaharchuk stated that Park Place is to be separate from any future HOA in Creek Crossing.

Resident #3, of Raintree Lane, said he has spoken to a sheriff. A speed trap was set up and within 15 minutes, 6 drivers were pulled over that were racing side by side. He also commented that the green space is limited in this proposal. As for the traffic problems, are we going to wait until there is an accident to do something?

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Resident #1 explained he has spoken to the Mayor and has called the sheriff about these problems. By increasing the population it will cause more traffic problems. He asked the Planning Board to address the traffic safety.

Resident #4 of Salmon Run, said he is happy that the gate is not being removed. He said the area around the creek is a gathering place for teenagers. They find beer bottles and garbage. There are four wheelers driven through the area. He suggested the existing railroad bridge be removed and stated the problem will go away. He said the board should address this issue before the project moves forward.

Resident #3 asked to confirm the number of units. Mr. Laber said they are proposing 76. Mr. Reiter said that will create a number of 152 additional vehicles traveling on Raintree Lane. He asked do we want to expand and bring in more residents. By increasing the number of residents it will bring down taxes and will bring crime and traffic. Bob Hunte answered that it is unreasonable to say no to more development in the community.

Resident #2 asked if the Planning Board can put pressure on the Village Board to address the traffic concerns.

Pat Laber said these lots are currently on the tax roll. He said that cleaning out the woods will deter some people from loitering in the area.

Chris Brower commented that there is currently a traffic committee in the village, and they are taking comments. It was asked by someone in the audience if a traffic light would be considered at Raintree and South Avenue.

- d. With all persons heard, Chairman Hedberg declared the Public Hearing closed at 7:14 p.m.
- e. Bob Hunte offered his comments on this plan. The adjustments to the pond are an improvement as well as eliminating 4 units (from 80 back to 76) to reduce the density. He feels there are two major concerns remaining: 1)The walkway would be appreciated, however, there seems to be no practical solution and the applicant is doing the best with what is there. 2) The added traffic to Raintree Lane. He feels this is a normal neighborhood concern whenever there is an area with more development being proposed. The roads have been adequately engineered and hopefully, the Town of Parma will have the foresight to control any future development with a proper traffic plan.
- f. Chris Brower said she is pleased to see the pond revised and units reduced. She also has concerns for traffic both as a board member and a personal concern as well. She suggested that possibly future access to Wilder Road could ease the burden on Raintree Lane.

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- g. Joe Galatio questioned if school buses can travel on the private roads. Pat Laber said the radius is large enough for school buses. Joe asked if the street name is still being proposed as Juliana as the Village Board has a policy of being involved with street name suggestions and they should be historically related to Hilton. Pat Laber said Mr. Howitt has agreed to name the road "Marple Lane" as recommended by the Village Board. This must be noted on the final plat.
- h. Dana Brunett, agreed that traffic is an issue. He stated the Village Board should be made aware of the concerns brought by the residents tonight. Dana clarified the number of units as 76. Dana commented that 76 seems like a lot for this size property. He said the Village Code states that zoning in the PRD should be limited to 8 units per acre. Dana asked Pat Laber if this is a separate offering plan. Pat answered the total acreage of the undeveloped parcel is about 8.5 acres, which allows 68 units to be built. Pat said he interpreted the Hilton code includes the entire development which is 22 acres. He commented that 2 units were added to buildings 11, 15 & 17. Dana said the proposal appears crammed into a small space. Pat admitted that it looks crammed because they are trying to build what was approved in the 1980's with today's standards.
- i. Mr. Laber said there will be a wooden guardrail around the pond that stops before the units but will not be placed along the access drive. The access drive is required by the DEC for debris removal and maintenance of the pond. The pond will be maintained by the Homeowners Association. The access road will be constructed of stone, covered with topsoil and seeded for grass growth. This will not look like a roadway. Dana stated he is concerned that more trespassing could be a problem with this access.
- j. Chairman Hedberg explained that a public hearing was required for site plan only and not re-subdivision, therefore the public hearing was not necessary. He stated density is still a concern. The Planning Board needs to clarify whether they can make the density determination or if the Hilton Zoning code dictates the maximum density. At this time, he is uncomfortable granting Final Approval. Mr. Laber said he thought this issue was previously cleared up by the attorneys and feels this project does not require less units.
- k. Jack Howitt stated he would appreciate if the vote could be made this evening. This project is costly and time consuming. He said he wants firmer direction as to when a decision will be made. This approval has not been done in a timely fashion and he has revived an already approved plan. Chairman Hedberg answered that when a change was made to the original plan that was approved years ago, that meant a new site plan review process had to be followed. Chairman Hedberg directed Mr. Lissow to contact the Village Attorney to determine if the proposed density meets our zoning regulations.
- l. Chairman Hedberg agreed that the Planning Board will meet in 2 weeks to discuss this issue. The meeting will be held on Monday, September 24th at 7 pm.

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4. SITE PLAN REVIEW

Proposed Action- Addition to building
Applicant- Pat Laber, as agent for Modern Family Dental
Location- 3 West Avenue

- a. Pat Laber represented this application. They are proposing two additions to expand the existing building, totaling 281 square feet. The covered porches will become enclosed additions.
- b. The additions will be on the north and east sides of the building. There will be two entrances into the building. The main entrance will be on the north side and a rear entrance on the south side. The existing steps and walkway on the east side will be removed.
- c. They propose to remove the pavement on the north side of the building and install a 5' wide concrete walkway. It will connect to the public sidewalk along West Avenue and will continue to the building's entrance.
- d. The existing asphalt will be removed from the north side of the building and lawn areas will be created. A portion of asphalt will remain to allow for one parking space on the north. The handicap space will be on the northeast side of the building. Parking will be constructed on the east side of the building.
- e. Dr. Dick is working with an architect and they expect the building's appearance to essentially remain the same. The interior will be gutted and remodeled. The elevations will be based on the comments heard tonight. Mr. Laber said they are required to have 10 parking spaces; this plan calls for 9 and plan to utilize the Village municipal parking lot across Mariah Street. They intend on using refuse carts for their garbage.
- f. Dana Brunett stated the applicant should consider the architectural presence of Main Street including any proposed signage. Mike Lissow stated that traffic flow on Mariah Street will be changing to allow traffic to exit to the east of Main Street only. Mike also commented that the applicant should be made aware of the new sign regulations recently adopted by the Village.
- g. Chairman Hedberg asked for a motion to grant Preliminary Approval, motion made by Bob Hunte, seconded by Chris Brower, and approved 5-0.

5. SIGN REVIEW

Proposed Action- New Sign
Applicant- Carol Fratta, as agent for Village II Apartments
Location- 460 Village II Drive

- a. Carol Fratta was present to represent this application. Village II is proposing an updated sign for their complex. It will be located directly south of Village II Drive on the southeast corner. It currently is on the north side of Village II Drive to the east of the Big M entrance. The applicant proposes to leave the existing flower garden after the sign is removed. The sign will be illuminated by a ground-installed spotlight.
- b. The proposed size is 48" x 63" and constructed from MDO with vinyl lettering and has a dimensional logo at the top. The sign will say "Village II Apartments". The posts are 6' x 6' x 10'.
- c. The code states the sign cannot exceed five (5) feet in height. The applicant agreed to shorten the posts. Chairman Hedberg suggested relief to the lettering as not to have a flat appearance. The applicant was provided with a copy of the sign ordinance.
- d. This item is tabled for either 9/24 or 10/15. Carol will call with choice of date depending on when she can receive information from her sign maker.

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6. SITE PLAN REVIEW

Proposed Action- Amendment to Site Plan Approval
Applicant- Gigi Pecora, Hilton Metals
Location- 150 Old Hojack Lane

- a. Mr. Pecora was present to represent this application. Renderings were presented to the board.
- b. Mr. Pecora explained that financial reasons are prohibiting him from building according to the original approved plan. Chairman Hedberg suggested this be sent to MRB Group for their comments.
- c. Bob Hunte said the building is closer to the road and creates less of a buffer than the original plan. Bob said he is in favor of the amendment as it is presented.
- d. Chris Brower stated she approves of the architectural presentation of the building. Joe Galatio said he likes the plan. Dana approves of the architectural presentation and suggested to Gigi that he discuss any future signs with Mike Lissow. All signs will need approval through the Planning Board as well.
- e. Mike questioned the electric utility access. RGE informed Mr. Pecora that there will be two poles necessary. The Land Development Regulations, Section 5 (A), Electrical Distribution, states; "Electric, telephone and cable TV installation shall be underground for all residential subdivisions, and all commercial, limited commercial and industrial subdivisions. This shall include modifications to existing structures, but may be waived by the Planning Board."
- f. It was suggested that Tom Tilebein contact RGE for all pertinent information for this project. *On September 27, 2007, Tom Tilebein confirmed a 26' right of way from the gutter to the property line.*
- g. Chairman Hedberg stated this action will not require any additional applications; this will be an amendment to the original approval. Chairman Hedberg also stated this application does not need to be sent to the County for their comments. Comments were received by the County on 5/23/2005.
- h. Chairman Hedberg asked for a motion for Final Approval of the revised site plan, with the condition that MRB's comments are received and any concerns are to be addressed. The plans for the installation of electric service to remain as previously approved. Chairman Hedberg stated there are no significant changes that would require a Site Plan review. The motion to approve as submitted was made by Dana Brunett, seconded by Joe Galatio, approved 5-0.

7. DISCUSSION

Library discussion; The Village Board has asked the Planning Board to make a recommendation of possible sites for a new library. The Planning Board agreed they need to have the specifics regarding the building and lot size desired by the Library Board or Town of Parma. Some of the suggestions for locations were the Fire Department, 137 South Avenue, the former Agway building, 62 Gorton Avenue, and Canning Street west of the Coop foundation.

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8. REPORTS

- a. Liaison's Report- No report given.
- 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.

9. DATES

Next Scheduled Meeting	Monday, October 15, 2007
Agenda Deadline	Monday, October 1, 2007

There being no further discussion, the meeting was adjourned at 9:40 p.m.

Respectfully Submitted,

Amy Harter, Recording Secretary