

**Village of Hilton Planning Board**  
**Meeting Minutes of September 24, 2007**  
**Approved October 15, 2007**

Members Present: Chairman Hedberg, Joe Galatio, Christine Brower, Dana Brunett

Members Absent: *Bob Hunte*

Staff Present: Code Enforcement Officer, Mike Lissow, Recording Secretary,  
Amy Harter

Guests Present: Pat Laber, Jack Howitt

1. The meeting was called to order at 7:00 p.m. with the pledge of allegiance to the flag.

2. Chairman Hedberg explained the roles of the Planning Board.

3. **SITE PLAN REVIEW/FINAL APPROVAL & SEQR**

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

a. Chairman Hedberg explained that at the September 10, 2007 meeting, the board was unclear if the issue of density could be decided by the Planning Board or if the Village Zoning Code determined the amount of units that could be built, based on the acreage occupied. Mark stated that the density should be determined tonight and Final Approval can be granted next month, barring any last minute issues.



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- b. Pat Laber, Schultz Associates and Mr. Jack Howitt were present to discuss this application. Mr. Laber verified that the number of proposed units is 76. Joe Galatio is satisfied with the plan as it is proposed. Chris Brower stated the pond is large enough, but feels that the units are too close together. Dana Brunett agrees that the area is too congested and prefers more space between the buildings. He also is concerned that there will be more traffic on the neighboring community. Chairman Hedberg agreed that the buildings are close together and said it appears to be more dense than the first portion of the development. He stated the area needs more open, usable space around the buildings. Mr. Howitt said there is a flood plain that is not practical for use. He provided an aerial map of the entire development including the existing town homes and the proposed units. The members of the board agreed that this map was quite helpful to visualize exactly how the land is affected.
- c. Chairman Hedberg agrees that this plan is comparable to what exists today, however there is not a lot of green space for outdoor activity as some green space areas are swales. Mr. Laber said there is not a substantial grade change.
- d. Mr. Laber said that those who choose this home style will be aware that the yards are small. Mr. Howitt explained that the town has taxed this area on 77 parcels for the last 15 years. The new codes require development and maintenance of the pond. Mr. Howitt said he needs 76 units to support the development. Mr. Laber stated the applicant has provided many benefits to the neighboring area by creating the pond which will handle water for an offsite area of 12 acres as well as looping the roadway as requested by the Planning Board to improve traffic flow. Chairman Hedberg agreed that Mr. Howitt has made many attempts to improve the site plan.
- e. Chris Brower suggested that the six buildings in the center of the project become 4, 6-unit buildings to create more open space. She also suggested the buildings be offset to create a more appealing look. Mr. Howitt and Mr. Laber agreed to this suggestion and new maps will be provided to the board, by October 1<sup>st</sup>, for the next meeting.
- f. Dana Brunett asked Mr. Howitt what the square footage will be of each unit. He answered that the footprints are identical to those units on Walnut Court.
- g. Chairman Hedberg asked if there would be any separation of green space between the existing homes on the east side of Salmon Run and the proposed homes directly behind them. Mr. Howitt said he intends on landscaping the area with bushes to create the sense of a property line.
- h. Chairman Hedberg said the walkway is being revisited by request of the Village Board. Mr. Howitt made several attempts to purchase a 20' strip of land from Kelly's Farm Market. Property appraisals were done and paid for by Mr. Howitt, however, they could not come to an agreement. Mr. Howitt said he would prefer to create a walking trail but he cannot insure it nor is he comfortable passing the liability of it to the future homeowners association. He understands that the village will not maintain it. Pat said that people will walk through the development regardless of a formal walkway and suggested that the pond access road not be paved to discourage people from driving on it. Chairman Hedberg asked Mr. Howitt if he has considered taking 20' of the eastern property that borders Kelly's property for a walkway. Mr. Howitt answered that it is not reasonable to the future owners of the proposed buildings. The board all agreed that Mr. Howitt has exhausted his efforts to create a walkway but it doesn't appear feasible.

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- i. Chairman Hedberg said the village engineer needed time to review the data from our last meeting and asked Mr. Laber to expedite these changes to MRB for review by the October 15<sup>th</sup> meeting. He agreed to provide all documentation to the Village Office by October 1<sup>st</sup> but said that MRB has all the necessary information currently. The Planning Board declared themselves as the Lead Agency on this project. The SEQR will be done at the next meeting. The Planning Board intends on voting on Final Approval on this project at the October 15<sup>th</sup> meeting.

**4. MINUTES**

Chairman Hedberg asked for a motion to approve the August 13, 2007 minutes as amended, motion made by Chris Brower, seconded by Joe Galatio, approved 3-0-1 Bob Hunte absent, Dana Brunett abstained.

**5. DISCUSSION**

There was much discussion regarding library sites, Mark will draft a letter to the Village Board with their recommendation.

Mayor Gurslin joined the meeting at 9:00 p.m. The board gave a recap of the meeting. The topic of the walkway the in Creek Crossing development was discussed and the Mayor informed the board that the Village Board will handle the insurance and maintenance responsibility. Chairman Hedberg explained that neither the Planning Board members nor Mr. Howitt were aware of this and will most likely change the outcome of the installation of a sidewalk as those were the two reasons that the developer was not willing to construct it. Mr. Howitt will be informed immediately of this development.

**6. ADJOURNMENT**

The meeting was adjourned at 9:20.

Respectfully Submitted,

Amy Harter  
Recording Secretary