

**Village of Hilton Planning Board
Meeting Minutes of January 8, 2007
Approved March 12, 2007**

Members Present: Chairman Steinmetz, Joe Galatio, Mark Hedberg, Robert Hunte

Members Absent: Dana Brunett

Others Present: Mayor Gursslin, Mike Lissow, Trustee Walt Horylev, Tom Tilebein, David McCracken, Mr. & Mrs. Joe Zukoski, , John Collins, Mike McHenry, Ken Sixt, Ed Hoefler, Rev. Joseph Cantanise, Darryl Moser, John Dugan, Bob Floyd, Joe Ivstan.

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

3. SITE PLAN/SIGN REVIEW

Proposed Action- Operate a tool & die shop
Applicant- Joseph Zukoski
Location- 7 Upton

- a. Joseph Zukoski was present to represent this application. He explained his business, after 20 years has relocated.
- b. Bob Hunte questioned how much parking the applicant expects to need. Mr. Zukoski said Fridays are usually the busiest day with 4 cars at the most. He expects a tractor-trailer truck occasionally to make deliveries.
- c. Mark Hedberg asked if his operation creates byproducts or waste? Mr. Zukoski answered he recycles metal which he ships out periodically. He stated the noise level is minimal. Mark said the dumpsters should be consolidated as businesses move in. The owner of the building, Ken Sixt said currently everyone uses our red tags for refuse collection.
- d. Mr. Zukoski explained that his business practice consists of spray painting, and using silicone, and that his cutting oil is not disposed of in sewers. He only works one shift 8 a.m. – 4 p.m.

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- e. Mr. Zukoski presented his actual sign to the board. It is a gray and white, metal with the name “The model shop entrance”. Ken Sixt stated his intention is to construct a large sign with each business name as businesses continue to move in.
- f. Chairman Steinmetz asked for a motion to approve the use and sign submitted, motion made by Bob Hunte, seconded by Joe Galatio, approved 4-0.

4. CONCEPTUAL SITE PLAN/SUBDIVISION OF LAND

Proposed Action- New firehouse
Applicant- Hilton Parma Fire District
Location- 167 Lake Avenue

- a. Mike McHenry was present to represent this application on behalf of the Hilton Parma Fire District. They are proposing to construct a new firehouse on a portion of property that currently belongs to St. Leo’s Church. There is currently an accepted purchase offer for this property.
- b. Mike explained that the fire department has outgrown their current location as well as experiencing some devastating floods. The department is 100% volunteer and handles approximately 1000 ambulance calls and 500 fire calls per year. They have researched many locations to acquire property for the project. Mr. Collins is currently in the process of purchasing property from the Diocese of Rochester on the west side of Hale Haven Drive.
- c. The Fire District is expecting to purchase 2.82 acres. The proposed property line to the east is 132’ from rear (west) of St. Leo’s church. Several informational meetings have been held that has included the neighbors of this site, as well as Village and Town of Parma Boards. The fire siren is to remain in its current location on South Avenue or may be removed.
- d. Mike McHenry explained that FEMA may help with funding. The village must take lead agency on this project. The current firehouse location may have to remain “green space” as to be determined by FEMA.
- e. There is a proposed pond that will handle storm run off of this site. The location will be to the west side of the building, east of Hale Haven Drive. Mike stated the pond will remain dry most of the time and will act similar to the pond on Peach Blossom Drive North.

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- f. They expect to close on the property this month, with construction starting in the spring 2008. A bonding agent has been hired and they plan to hold a referendum vote in March.
- g. The firemen conduct outdoor Hurst tool training, which involves extracting occupants from motor vehicle accidents. This is a concern currently as these cars are unsightly. The Fire District expects limited exercises at this site, they may continue to conduct them at the South Avenue location. Any cars used should be removed in less than one week.
- h. School bus safety – traffic studies have been conducted on Old Hojack Lane. There are 12,000 cars in one weeks time. There will be warning signs installed that flash when a call is in progress, as well as warning lights for pedestrians and traffic. The fire district intends on shared services for fuel with the Hilton School Districts transportation department and with the Village of Hilton.
- i. The Fire Department owns a Safety Trailer and the proposed building will be large enough to for indoor storage of the unit along with year round training. Also, there will be indoor truck training. There will be bleachers that recess into the wall. There are 2 trucks that are too large to exit the current firehouse from the front entrance. They must exit from the rear of the building.
- j. Chairman Steinmetz thanked the fire department for everything that they do for the community. The members echoed those comments.
- k. Mark Hedberg stated he thinks this is a great location and is good for St. Leo's Church. He said he would be open to the idea of the garage in the rear of the property to be larger if need be. And he prefers that the garage enclose all vehicles rather than they be parked outside.
- l. A question was asked if the Fire District expects any future expansion? Mike answered no, they feel their needs will be met for the next 50 years at this location.
- m. Storm sewers- the Fire District needs to submit a Stormwater Pollution Prevention Plan to be reviewed by the village engineer. Lighting details have not yet been addressed, however they intend on being as sensitive as possible to the neighbors. They expect a low level of lighting. Soil sampling has been done with good reports but the soil is quite wet. A Phase 1 environmental review has been done.

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- n. Fr. Joe said he was ambivalent at first about how this would work out but has since been convinced that the fire dept would be an asset to the neighborhood not only for public safety but for character as well. He went on to say what a good job the department does for the community.
- o. There was much discussion on the necessity of a public hearing. Mayor Gurslin stated he did not feel a public hearing was necessary. Chairman Steinmetz felt that it was necessary, however, the board's consensus was not to require a public hearing as the Fire District held many informational meetings for the neighbors and their concerns have been addressed. There was no public opposition declared at this meeting. Chairman Steinmetz asked for a motion to approve the application as submitted, Joe Galatio seconded by Mark Hedberg 4-0.
- p. Bob Hunte excused himself from the board, as the next application is a personal conflict.

5. RESUBDIVISION OF LAND

Proposed Action- Re-subdivision
Applicant- Schultz as agent for John Collins
Location- 167 Lake Avenue

- a. John Collins was present to represent this application. Mr. Collins intends on purchasing acres the west side of Hale Haven Drive and subdivide into 2 building lots. Utilities are in place except storm sewers.
- b. Bob Hunte, 107 Hale Haven Drive, stated this is not suitable a location for building a house as it would be the only residence on Old Hojack Lane. Bob Hunte said that building a residential home would be detrimental to the industrial character of the neighborhood and the corner lot is not suitable. He feels the fire station is a good use for other portion of the lot. At this time, the applicant feels a driveway would most likely enter/exit onto Hale Haven Drive.
- c. Rev. Catanise stated that the church has no use for the property and no one else has approached the church to purchase the property.
- d. Walt Horylev stated the lot is zoned residential and if the address is Hale Haven, it fits the land. Chairman Steinmetz stated a buyer would probably landscape and screen the property from the industrial portion. It would make a completion to Hale Haven.
- e. Mark Hedberg agreed that a house would not be the best use in an Industrial use.

- g. The Planning Board agreed that the corner lot, which is listed on the map provide as Lot 1, must have driveway access to Hale Haven Drive and be set back as far from Old Hojack Lane as possible. The applicant will follow up with a Site Plan application in the future.
- h. Bob Hunte rejoined the board at this time.

6. SITE PLAN AMENDMENT

Proposed Action- Amendment to site plan
Applicant- Ed Hoefler
Location- 38 East Avenue

- a. Ed Hoefler was present to represent this application. There is no change to the building; the location of the building has been shifted. There will be one shared driveway between Dr. Scheg and Pontillo's Pizza. Ed will not own the driveway.
- b. Chairman Steinmetz asked for a motion to accept the amendment to the approved site plan, Mark Hedberg motioned, seconded by Bob Hunte 4-0.

7. DISCUSSION

- a. Mike Lissow explained to the board that the Ciccotti family had received Planning Board approval for construction to their building. However, there have not have been any construction permits, and they have installed windows on the front without approval. A window must go into the first floor bedroom that is currently windowless. Also on east elevation, they want a handicap ramp. They only own 1' of property, the property they need for a ramp is owned by the Village of Hilton. Currently they park on village property as there was an agreement to allow parking for their music business. They no longer operate a business and only use the building for their own personal residence. Mark questioned if the board is interested in selling any property to them? Larry answered that an easement is most likely the best solution Suggestions were made to improve the appearance of the building and the board agreed that much improvement is needed to the building.
- b. Larry and Mike will set up a meeting with the Ciccotti's to promote a discussion. A stop work order was suggested.

8. MINUTES

The December 11, 2006 minutes approved as submitted, motion made by Mark Hedberg, seconded by Bob Hunte, and approved 4-0.

9. REPORTS

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

10. DATES

Next Scheduled Meeting	Monday, February 12 , 2006
Agenda Deadline	Friday, January 29, 2007

There being no further discussion, the meeting was adjourned at 8:55 p.m.

Respectfully Submitted,

Amy Harter
Recording Secretary