

Village of Hilton
Planning Board Minutes of July 14, 2008
Approved August 11, 2008

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

Others Present: Trustees Joe Lee, Larry Speer, Walt Horylev, Mayor Larry Gurslin, Code Enforcement Officer Mike Lissow, David McCracken, see list for others

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. PUBLIC HEARING/SITE PLAN REVIEW

Proposed Action-	Section 6 Unionville Station
Applicant-	Schultz Associates as agent for Sciortino Developers, LLC
Location-	Shirleen Drive

- a. Don Lewis was present to represent this application. Section 6 is being proposed with 24 single-family units. This is the last section of Unionville Station.
- b. Mr. Lewis explained that the Village has expressed that a public sidewalk be installed to connect to the Village Park. Therefore, the applicant has proposed the location between lots 604 & 605 on a 10' easement. The cost of 150' of a concrete sidewalk will be in a letter of credit that will be installed by the Village of Hilton. This sidewalk has been discussed with DPW Superintendent, Tom Tilebein and Dave Willard, MRB Group.
- c. Bob Hunte questioned if there will be any proposed storage units such as in Section 3, the developer is not interested in constructing these units.
- d. A letter of credit will be provided to the Village regarding the cleaning of the ponds in Sections 1 & 7 with completion of Section 6. Mr. Lewis explained that drainage issues from the pond in Section 7 pond have been addressed in a letter to Dave Willard today, July 14, 2008.
- e. Chairman Hedberg declared the Public Hearing open at 6:43 p.m.
- f. Resident 1, Homeowners Association President, presented each member of the Planning Board with a petition objecting to the sidewalk signed by 123 residents. He said a public sidewalk doesn't serve a purpose as the residents will not use it and he does not want the maintenance issues associated with it.

- g. Resident 2, stated that Unionville Station is a part of a special zoning district, and seniors have special needs. They want a safe, quiet neighborhood, for ill and elderly people, and they are leery of having a trail. He said he does not have a feeling of safety.
- h. Resident 3, Unionville Station, explained that she was a member of the Planning Board from 1991-2000 and that the board discussed a connection to Centennial Lane during the planning of Unionville Station. She said she was opposed to it then, due to people using it for skateboarding and roller-blading. She continued to say that she is opposed to a path now.
- i. Resident 4 of Sherwood Drive, said she is a parent of 2 teenagers. She said the sidewalk will be used by teens for skateboarding etc and they will do stupid things. She asked if while the construction is going on if the dirt could be watered to keep the dust down. She said she has to clean her windows and outdoor furniture weekly due to the dust and dirt.
- j. Resident 5, Unionville Station, said since security is a factor, she would ask the Village how they are going to maintain security and safety? There is a sidewalk near the high school that hasn't worked out. There are problems in park at night, how will the Village guarantee safety and maintenance? This sidewalk will give the kids another opportunity to get in and out. She continued that the Village is limited to two sheriff patrols; she does not see sheriffs in the neighborhood of Unionville. She said she sees teen parties behind Unity Building and they do not need another entrance and exit into this subdivision
- k. Resident 6, Sherwood Drive, stated this is going to cause trouble, she is opposed to project, and no one wants it. She asked who would use it, there are enough places to walk, this will cause more aggravation and has opposed to Unionville Station in the beginning. She stated this is getting to be like the city with all of the construction. A sidewalk will be another avenue for people walking in her back yard. She has how would anyone feel having a sidewalk in their backyard and who's idea is it?
- l. Resident 7, Unionville Station, explained they have trouble with snowmobiles and four- wheelers. She said she saw 4 young boys on bikes and scared an elderly person and then laughed about it. She said she doesn't want a sidewalk to connect to Unionville.
- m. Resident 8, Unionville Station, said "remember Viola Manville".

- n. Resident 9, Sherwood Drive, commented this sidewalk brings security issues. He said that a safe sidewalk will require extreme lighting and both neighborhoods have concerns. He said the sheriff's wouldn't go into park last summer. He said he is worried about his family in their backyard and the sidewalk doesn't go anywhere anyway.
- o. Chairman Hedberg read aloud a letter received in the Village Office from a Unionville resident: the letter reads: "In Section 6 we support including a sidewalk to connect Unionville Station subdivision to the Village Park".
- p. An unidentified person in attendance commented this resident is in town only in the summer and doesn't realize the problems Unionville residents contend with the in other months.
- q. Chairman Hedberg closed the Public Hearing at 6:57 p.m. He explained the Planning Board will not be voting on this item tonight and thanked everyone for his or her input.

4. ARCHITECTURAL REVIEW

Proposed Action- Construct a 12' x 16' deck

Applicant- John Letta

Location- 20 Leith Lane

- a. John Letta was present to represent this application. He is proposing a 12' x 16' deck for the rear of his home. He has submitted the proper applications and written Homeowners Association approval.
- b. Mr. Letta explained there is an existing slider door from house and the deck will not extend to the sides of the house. He backs up to a larger common area than most of his neighbors and his father lives with him uses a wheelchair. Therefore a larger deck is needed. He also explained his proposal is similar to the others in the area. A map of the property was provided, showing the larger common area.
- c. Chairman Hedberg asked for a motion to approve as submitted, Bob Hunte motioned, seconded by Joe Galatio, and the application was approved 5-0.

5. SIGN REVIEW

Proposed Action- A-Frame sign
Applicant- Peter Miles
Location- 32 Main Street, Hilton Family Pharmacy

- a. Peter Miles was present to represent this application. He has an existing A-frame sign to advertise his business. This was discussed at the June 2008 Planning Board meeting, and the Planning Board asked that the sign be brought in for their review.
- b. The sign is a white dry-erase board. Mr. Miles said he will be adding chestnut stained wood molding around the edges. He explained he needs changeable messages to promote sales/specials. It is a handwritten sign. Chairman Hedberg commented the sign doesn't look especially professional however Mr. Miles did a fantastic job with the building, but the sign isn't in keeping with the building. Mr. Miles stated he was going for "old time" sandwich board look, questioned if a chalkboard sign would be better? He went on to explain that his goal is to get people in the store, thus needs the ability to change messages.
- c. Bob Hunte stated he discussed the sign with Peter, as they are neighbors, and expressed his concern with him regarding the weather and wind. Bob said he is confident the substance and structure is adequate. He went to say he continues to be concerned with problems of multiple tenants needing A-frame signs. He is unsure how the board can get around that issue the way the sign ordinance is written.
- d. Bob Hunte said he understands the catalyst for the A-frame ordinance was for businesses that were not getting the necessary recognition. Walt Horylev said the messages should be changeable. He went to say the primary purpose of these signs is to put up specials to increase business. Bob said that we are heading in direction that we are going to have a problem with these signs. Chairman Hedberg said we should expect some problems in the future and they will be dealt with when they occur.
- e. Chris Brower stated she likes the sign as well as the trim suggested. She said she understands the idea behind the sign. Dana Brunett asked if any thought has been given to adding the pharmacy's business name to header area? Peter answered no he hasn't. Dana said he would like more structure to the verbiage than handwriting. Joe agrees, but understand that the business has a need to change messages.
- f. Chairman Hedberg asked for a motion to approve the 2' x 3' A-frame sign, Chris Brower made the motion seconded by Bob Hunte, approved 4-1, Mark Hedberg opposed.

6. SUBDIVISION OF LAND/SITE PLAN REVIEW

Proposed Action- Subdivide property
Applicant- Dave Wegman, Wegmans Specialties, LLC
Location- 231 East Avenue

- a. Dave Wegman & Dan Wegman, 39 Lakeside Blvd. Dave is the owner of Hilton East 231 East Avenue. He is proposing to subdivide the existing parcel into 2 lots. The reason is there has been a lot of attention to purchase Hilton East, however at this time it is not on the market and they do not have any sale contracts. He said that people do not want to buy all 6 acres. They want to retain property of lot 2 to allow for egress to their land to the east. The flood plain and size of property is a turn off to any buyer. Appraisers have to include amount of land that is part of the parcel currently.
- b. Chairman Hedberg stated the applicant will be on the August agenda and a Public Hearing will be held for this application.

7. ARCHITECTURAL REVIEW

Proposed Action- A-Frame sign
Applicant- Eileen Galapieu
Location- 144 South Avenue

- a. Eileen Galapieu was present to represent this application. She is the manager of Splits Ice Cream. She proposed an A-frame sign to display the store hours and improve their visibility, as there is a canopy over the door. They do not have an alternative to advertise the store hours. The sign reads “Splits Ice Cream Parlor, Open 4 p.m. – 9 p.m.”. The store hours will change with the seasons, four times each year.
- b. Bob Hunte commented that he likes the signs appearance and the frame is substantial. Joe Galatio agreed. Dana Brunett asked how the sign is installed? Ms. Galapieu said the sign has been through 2 windstorms and it hasn’t moved and said she is confident that the sign will not blow away.
- c. Chris Brower has no concerns with the sign. Chairman Hedberg said the sign is attractive, and the structure is good. Chairman Hedberg asked for a motion to approve the application as submitted, Joe Galatio made the motion, seconded by Dana Brunett, approved 5-0. The location is as shown in photos submitted which is between the Village sidewalk and Village II Drive.

- d. Eileen also is considering a hand painted mural on the north side of this building. She asked the Planning Board for their comments. She feels Splits does not have its own identity and wants a more distinct look. She said she is aware that the business name cannot be painted on the building. At this time she does not have a style or design chosen but is open to suggestions. Dana Brunett explained to Ms. Galipeau that the Village code does not have strict regulations regarding murals. Chairman Hedberg said a mural is a nice idea and likes concept. There was a suggestion to combine the mural along with Carbone's Pizza to support both businesses. Ms. Galipeau agreed. Bob Hunte explained that the board will review the colors and style under Architectural Review. Walt Horylev commented that the Village Board is in favor of the idea and suggested she find a way to protect the mural against graffiti. He also suggested contacting the Art Department at the High School for volunteers.

8. SIGN REVIEW

Proposed Action- Sign Review
Applicant- Vicky Oliver, Subway
Location- 24 Main Street

- a. There was no one to represent this application. Bob Hunte, property owner, stated the proposed tenant will contact us to be placed on the agenda.

9. SITE PLAN REVIEW

Proposed Action- Open & Operate a coffee shop
Applicant- Debbie Smith & Jerri Bilotti
Location- 51 Railroad Avenue

- a. Debbie Smith and Jerri Bilotti were present to represent this application. They are proposing to operate a coffee shop. A Conditional Use permit was granted by the ZBA July 8, 2008.
- b. Mrs. Smith explained in addition to serving coffee they will sell prepared danish, muffins and bagels. There will be no baking on site. The hours are 6 a.m.–12 p.m. Monday through Friday and they may add more hours depending on business.
- c. The size of the space is just less than 1,000 square feet. No exterior changes planned at this time. They are not proposing a business sign yet. The applicant stated that they expect most customers to take their purchases unopened, which will limit the amount of trash they will incur. Chairman Hedberg recommended an inside trash receptacle.

- d. The amount of seating proposed is for 16-20 customers. They will offer Internet access. The applicants were unclear on amount of parking provided. Walt Horylev stated their business may use municipal parking within 200' of their business. They expect to open in the fall.
- e. Chairman Hedberg asked for a motion to waive site plan review based on: There is no subdivision of property, there are no new structures, the application has no adverse effect on the community, there is no substantial increase of services: Bob Hunte made the motion, seconded by Dana Brunett, and the application was approved 5-0.

10. DISCUSSION

- a. Scott Neu was present to discuss construction at Stevie's Hair Salon. As the contractor, he was unaware that the information was not submitted to the office at the agenda deadline. Chairman Hedberg agreed to discuss the project.
- b. Mr. Neu is seeking approval for Steve Bircree, owner of 3 Main Street, to reface the front façade of his building the slanted shed style overhang has become detached due to its age.
- c. Mike Lissow explained that he visited the property owner and explained that the proper submittals including a permit were necessary.
- d. Mr. Neu tried to repair the existing materials, but they were not salvageable. It is necessary to repair the brick, and he will install maintenance free siding. The material is a vinyl cedar shake in neutral beige along with white vinyl scallops. Chairman Hedberg stated this is a repair and this action will not require Planning Board approval. If the sign requires any changes, it will need approval.
- e. Chairman Hedberg questioned if any correspondence has been submitted from Hilton Candy and More. The Village Office has not received anything. Mark requested a letter be sent to them explaining they are out of compliance. This will be handled by the office staff.
- f. Chairman Hedberg also requested a letter to be sent to the Arlington regarding their A-Frame sign with changeable letters as discussed at the June meeting. They need to submit their examples for final board approval.
- g. Chairman Hedberg suggested a workshop meeting next month to discuss A-Frame signs.

11. REPORTS

- a. Liaison's Report- Joe Lee 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.

12. DATES

Next Scheduled Meeting	Monday, August 11, 2008
Agenda Deadline	Monday, July 28, 2008

There being no further discussion, the meeting was adjourned at 9:45 p.m.

Respectfully Submitted,

Amy Harter
Recording Secretary