

**Village of Hilton Planning Board
Meeting Minutes of August 18, 2008
Approved September 22, 2008**

Members Present: Chairman Hedberg, Chris Brower, Joe Galatio, Bob Hunte

Members Absent: Dana Brunett

Others Present: Code Enforcement Officer Mike Lissow, Kris Schultz, Joe Sciortino, Scott Neu, Don Waielewski, Bob Baleno, Thomas O'Reilly, Ken & Mary Eichas Gavigan, Pat Holenbeck, Alex Pirnie, Dan & David Wegman

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- Subdivision of Land
Applicant- David Wegman
Location- 231 East Avenue

- a. David Wegman was present to represent this application. He is the owner of Hilton East Residential Home. The proposal is to subdivide this property into another parcel.
- b. Alex Pirnie, 92 Leith Lane, asked what is the purpose of this action? Mr. Wegman answered there is no purpose. He said there is no need for Hilton East to own the current amount of property and prefers to have access to the portion of land to the south of Hilton East.
- c. There being no further public comments or questions, Chairman Hedberg closed the Public Hearing at 6:38 p.m.
- d. Bob Hunte said although it is a request that the Planning Board has been aware of for some time, it is without a reason. Chairman Hedberg explained that the board makes it a practice not to vote at the same time as a public hearing. A vote is expected next month.

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4. FINAL APPROVAL/SITE PLAN REVIEW

Proposed Action- Final Approval
Applicant- Kris Schultz, as agent for Sciortino Developers, LLC
Location- Section 6, Unionville Station

- a. Kris Schultz was present to represent this application. This application is to approve the final section of Unionville Station consisting of 24 single-family homes. This is a Planned Residential District for Seniors (PRD-S).
- b. Mr. Schultz explained the drainage issue has been worked out with the Village. The only outstanding issue is the potential sidewalk for access to Village Park. He stated that a suggested location would be adjacent to Section 4 along the north property line. It has been since proposed to be located between lots 604 and 605. Kris explained that they also explored the idea of placing it near Unity Health's building, however the property owner is not interested in this location.
- c. Mr. Schultz said they could place an easement the on the plans with the understanding that if an alternate location comes up, it could be a future consideration. He said this is a big safety concern for the residents and is hopeful to satisfy everyone with an option to consider all locations. Kris said he does not want to hold up this sections approval when a solution could be agreed to in the future.
- d. Mary Eichas Gavigan 4 Leith Lane, read a statement that is on file in the Village Office.
- e. Tom Tilebein asked that the valves on water system be checked for accuracy by Schultz Associates. Mr. Tilebein reminded Mr. Schultz that Notice Of Intent regarding storm water regulations must be filed with the DEC.
- f. Bob Hunte said that he is surprised that the walkway is the only issue. He said that as this is the final section this is the time to address all concerns within this project. He explained that he takes interest with garage units that were approved back in Section 3 have not been built, and is under the impression that they will not be built. Kris answered that originally Tony Cottrone, who began this development, wanted to do garage units but has since sold the property to Joe Sciortino. Joe said the garages are approved and can be built if there is a demand. Joe added that the garages worked well with the double rental units but hasn't received any feedback from the owners of the single-family homes requesting more storage. Therefore he didn't incorporate them into this plan.
- g. Walt Horylev stated he visited the area today and said that the terrain is a problem to connect a walkway to the park and it wouldn't lead anywhere.

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Meeting Minutes of August 18, 2008
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- h. It was discussed that when the second wing of Unity Health apartments begins possibly a sidewalk could be considered.
- i. Joe Galatio said the Planning Board owes the residents a feeling of security and they should feel comfortable in their neighborhood. We are asking for trouble by placing a sidewalk in the middle of their development and is not in favor of it. He said a sidewalk needs to make sense and meet everyone's needs. As for an easement, Joe said he is not sure how to deal with it. He continued as for the letter that was read earlier, regarding the small size of the meetinghouse, was due to the residents opposition for it.
- j. Chris Brower agreed that the walkway's location is not a good idea, and maybe around the outside is a better option.
- k. Mark Heberg stated that access to the park is important and it has always been part of the plans. It should have access from the south end. He said that Kris Schultz's comments are in line with his thinking as the Unity Health area may be a better location for the sidewalk, however that option is not up for review and Unity Health cannot be forced to place a sidewalk in their property. He said future residents may want it and doesn't want to eliminate that option.
- l. Joe Galatio asked if the applicant is requesting to take the easement out? Joe Sciortino answered that yes he prefers to remove it, because it is not a good area to locate a sidewalk.
- m. Trustee Horylev said there was the same problem on Parma View Drive where the sidewalks were installed after the homes were built. When new buyers were approached about a sidewalk going in, a storm of protest was received. Walt stated if a sidewalk is not installed at the time the homes are built, people will complain. Chairman Hedberg suggested not issuing building permits until the sidewalk is installed Mr. Sciortino strongly disagreed.
- n. Don Waselewski, 7 Shirleen Drive, commented the sidewalk should go in at the time of home construction. He stated there isn't anything for a senior citizen to do in the park. If he were to attend a ball game, he would drive. He continued that there are plenty of trails to walk through at the town park, there is no need for a senior walking trail to connect into Unionville.
- o. Tom O'Reilly, 133 Sherwood Drive, said the only improvements in the park area were just some paths. The park is being used as older kids having parties and causing trouble. He said unless there is something really nice being proposed within the park, there is not a reason to install a sidewalk.
- p. Bob Hunte explained that the intent is to finalize the development that is most beneficial to the residents.

**Village of Hilton Planning Board
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- q. Mayor Gursslin wanted to be clear that this is not a Village Board issue and the decision is up to the Planning Board. He stated that Walt Horylev is trying to find an alternative and this is not a directive of the Village Board. Walt Horylev explained that he does not speak for the Village Board he is choosing to do what is right for the community. Joe Lee said if the residents within Unionville want something they will ask for it, we should not impose anything on them.
- r. Chairman Hedberg told the applicant that he does not want to delay any further action, so the vote will be taken at the next meeting when there are five members present. This item is tabled for September 8th meeting, as the Planning Board would like to have more time to review the options of a walkway.

5. DISCUSSION

- 1. Mr. Scott Neu was present to discuss the sign at Stevie's Hair Studio. Chairman Hedberg explained the submittals must be provided to the Village Office, 2 weeks prior to the regularly scheduled meeting. He will provide the color samples and all required information for the September meeting.
- 2. Mike Lissow explained that during a recent inspection in the new area of Creek Crossing, there is a concern with the height of one building's foundation height as compared to the existing building on Chestnut Court. After a short discussion, the board felt it was a non-issue.

6. REPORTS

- a. Liaison's Report- Walt Horylev gave a 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.

7. DATES

Next Scheduled Meeting	Monday, September 8, 2008
Agenda Deadline	Monday, August 25, 2008

There being no further discussion, the meeting was adjourned at 8:50 p.m.

Respectfully Submitted,

Amy Harter, Recording Secretary