

Village of Hilton
Planning Board Minutes of January 14, 2008
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Members Present: Chairman Mark Hedberg, Chris Brower, Robert Hunte, Joe Galatio, Dana Brunett

Others Present: Vice Mayor Walt Horylev, Code Enforcement Officer Mike Lissow, David McCracken

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. ARCHITECTURAL REVIEW

Proposed Action- 10' x 13' Sunroom
Applicant- Ricky Stacy, as agent for Estelle Gehan
Location- 11 Stothard Drive

- a. Rick Stacy was present to represent this application. He is the son of Mrs. Gehan and is proposing to construct a 10 x 13 sunroom on the rear of her home.
- b. The applicant provided the necessary approval from the Homeowner's Association along with the applications.
- c. There will be no heating system to this room; therefore it is considered a 3-season room. There was no deck built when the house was constructed and there are no plans for a deck.
- d. The applicant is proposing a masonry look to the foundation area. This room will be constructed on posts, therefore, there will not be a foundation.
- e. There will be a pitched roof, not a shed style. The board commented that they are pleased with this detail.
- f. Chairman Hedberg asked for a motion to approve as submitted, Dana Brunett made the motion seconded by Chris Brower approved 5-0.

4. ARCHITECTURAL REVIEW

Proposed Action- Siding on house
Applicant- Joe Fertitta
Location- 49 South

- a. Mr. Fertitta was present to represent this application. He recently purchased this home and is proposing new siding. This property is zoned as Limited Commercial.
- b. Chairman Hedberg stated this is a Type II, unlisted action, therefore, no further SEQR action required.
- c. The siding will be a neutral color in a beige tone. The trim will be white. The existing dormer will be sided in either a linen or white color. The Planning Board agreed that the siding should be a different color than the trim.
- d. Chairman Hedberg asked for a motion to approve as discussed, Dana Brunett made the motion, seconded by Joe Galatio, approved 5-0.

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5. ARCHITECTURAL REVIEW

Proposed Action- Siding on house
Applicant- Joe Fertitta
Location- 53 South

- a. Mr. Fertitta also purchased this property and proposes new siding as well as a dormer on the rear elevation.
- b. The dormer will be installed to accommodate an egress window, and to increase the square footage to maintain an apartment. The Hilton Zoning Code requires that apartments be a minimum of 550 square feet. Mike Lissow stated that Mr. Fertitta may need to increase the size of the dormer to 12' wide for the apartment to meet the size requirement. The Planning Board commented that Mr. Fertitta has done nice work to the buildings he currently owns. They do not have any concerns increasing the size of the dormer if need be.
- c. Mike Lissow stated he will confirm the size of the square footage for the apartment. He will meet with Mr. Fertitta this week.
- d. Mr. Fertitta said he is considering natural stone siding at the water table and around the front door. This house is next to 49 South Avenue, also owned by Mr. Fertitta, which he will be siding around the same time. Chairman Hedberg commented he would like the houses to be different colors than each other. The board agreed.
- e. The roof will not be replaced at this time, it was re-done within the last 5 or 6 years.
- f. The proposed dormer will be either a parchment color or white scalloped shingles.
- g. The Planning Board deemed this a Type II, Unlisted action; therefore, no further SEQR action is required.
- h. Chairman Hedberg asked for a motion to approve as discussed, motion made by Bob Hunte, seconded by Chris Brower, approved 5-0.
- i. Mr. Fertitta asked the board if they had any suggestions for his building located at 4 South Avenue. He is looking to improve the façade on this building. The building suffered wind damage. The board agreed this is a significant focal point within the Village and Chairman Hedberg will contact Architect, Mr. Richard LaCroix for ideas.

4. REPORTS

- a. Liaison's Report- Walt Horylev 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.

5. DISCUSSION

Mike Lissow excused himself from the meeting at 7:00 p.m.

Chairman Hedberg asked for a motion to go into executive session at 7:01 p.m., Chris Brower made the motion, seconded by Dana, approved 5-0. The board reconvened at 7:30 p.m. with a motion from Joe Galatio, seconded by Bob Hunte to end executive session.

The suggestion was made to have a local sign maker attend a meeting within the next few months. Discussion of sign criteria will be on the February agenda. It was noted that temporarily approved signs within the previous 6-12 months should be coming due for re-approval. Mike Lissow will be asked to provide a list of these signs for review.

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Chairman Hedberg stated that the tenant of 4 South Avenue, Crazy Egor's, never received any type of Planning Board approvals, therefore he is not grand-fathered into the updated code for the Central Business District. This property has obstructed views into the building, which is against our regulations. Mike Lissow will be asked to comment on this topic.

Dana Brunett excused himself from the meeting at 7:45 p.m.

6. MINUTES

Chairman Hedberg asked for a motion to approve the December 10, 2007 minutes as amended, motion made by Joe Galatio, seconded by Bob Hunte, 4-0.

7. DATES

Next Scheduled Meeting	Monday, February 11, 2008
Agenda Deadline	Monday, January 28, 2008

There being no further discussion, the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Amy Harter
Recording Secretary