

Village of Hilton
Planning Board Minutes of June 9, 2008
Approved August 18, 2008
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Members Present: Chairman Mark Hedberg, Robert Hunte, Joe Galatio, , Chris Brower

Members Absent: Dana Brunett

Others Present: Trustee Joe Lee, Code Enforcement Officer Mike Lissow,
David McCracken, Tom Ban, Jacqueline Delgado, Pat Laber, Peter Miles,
Karen Anne Lowenguth

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. SIGN REVIEW

Proposed Action-	A frame sign
Applicant-	Tom Ban
Location-	14 Main Street, Arlington Restaurant

- a. Tom Ban was present to represent this application. He is the owner of the Arlington and is proposing an A Frame sign.
- b. The applicant stated the sign will be taken in nightly. He is proposing the sign to have the message that can be changed daily depending on the event or special.
- c. This sign will be placed in the brick sidewalk area. There will not be cement or brick blocks allowed to hold the sign down. Chairman Hedberg stated the preference of the board is not to see any inner workings to hold it in place. Mr. Ban asked if an eye-bolt could be placed in the sidewalk? Chairman Hedberg answered no, as it would be a tripping hazard. Chairman Hedberg said if the wind or weather is an issue, a more substantial sign should be considered. Mr. Ban insisted that the sign will be visually appealing and in good taste. Joe Galatio suggested a weight be installed out of sight on the inside of the sign. Mr. Ban said he is confident the he can come up with an alternative to the current sign.
- d. Mr. Ban explained that he isn't satisfied with the quality of the current A- frame sign header and intends to purchase a better sign. Chris Brower said the board has addressed the outstanding issues. Bob Hunte said "I think we're pushing envelope of intention of the sign ordinance, it was created to increase the visibility of Central Business District where the trees blocked signs previously. The intention for these signs was for those instances when new businesses coming into the Village needed recognition they are open for business. It was not the intent to put up changeable billboards, it was to showcase business at their location. Bob added that in the event that if the liquor store wants the same type of sign, how do we accommodate their wishes?" He said the effect of every business installing a sign is clutter. He also expressed that the actual structure of the sign needs improvement, it is too lightweight, there are other examples within the Village of weighted type signs. Mr. Ban said Happy Days Restaurant has similar a sign, that is handwritten daily and it looks as good as penmanship, and commented that the library has a changeable sign. It was agreed that a professional looking sign enhance growing business. Chairman Hedberg said the sign for Happy Days has been approved by the Planning Board and they are not handwritten. There is a sign in front of the library that has not been approved. Mr. Ban said there are unprofessional looking signs that are installed for the Fly In Rotary breakfast and church sales. Joe Lee said the Fly In breakfast signs have been addressed and signs are being placed in the Town of Parma. It has already been suggested those signs be upgraded for Fly In breakfast.

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- e. Chairman Hedberg asked about the graphics for the changeable letters, and if they will only be red and black. Mr. Ban said he would like professionally preprinted signs to advertise each special and the price. The board must review the proposed graphics first. Tom agreed that the graphics will be submitted for the next meeting.
- f. Chairman Hedberg asked for a motion to approve the A frame sign with the following conditions:
 - 1. The logo be as presented in the header
 - 2. The changeable sign panels require approval. The applicant will submit the graphics samples for the next Planning Board meeting.
- g. Joe Galatio made the motion, seconded by Chris Brower, approved 4-0.

4. ARCHITECTURAL REVIEW

Proposed Action- Siding, roof
Applicant- Pat Laber as agent for Dr. Dick
Location- 3 West Avenue, Modern Family Dental

- a. Mr. Laber was present to represent this application. Modern Family Dental has received Site Plan approval to construct an addition to this building. Mr. Laber presented samples colors, and materials of the proposed siding.
 - 1. The color for the vertical siding is canyon ridge
 - 2. Cultured stone in desert blend on the north and east elevations
 - 3. Shake siding sable brown
 - 4. Onyx black architectural roof shingles
 - 5. Headers over windows will be a wicker color
 - 6. Shutters midnight green
- b. Mr. Laber explained there will not be parking lot lighting. There will be two (2) up/down lights on the building near the main entrance (front) and one light fixture in rear exit. The existing large lights will be removed. All of the proposed materials will be installed on the north and east sides of the building. Mr. Laber was unsure of the exact materials to be used on the window trim and dormers. Chairman Hedberg stated that either of the proposed siding material will be acceptable.
- c. Mike Lissow questioned the plans for the “alley” area between the library and this building. Mike explained that the Zoning Board of Appeals has expressed concerned about kids hanging out in this area and suggested a fence and gate. The library owns most of the property between the buildings. It was discussed that some type of barrier to keep kids out should be considered. Mike stated that fire access is a non – issue, as a fence can be easily be removed in an emergency situation. Mr. Laber said he assumed the parties are dealing with that together.
- d. Chairman Hedberg said he is very impressed with this submittal. Architectural Review will be required by the Planning Board if a fence or other means of a barricade between the buildings is proposed. Mike suggested talking to the library to seek their opinion on this idea.
- e. If the Town of Parma chooses to install a fence or barricade, Architectural Review is not required.
- f. Bob Hunte asked for clarification of the parking lot changes. Pat explained that the front parking area will be made into a lawn instead of parking. Bob stated this proposal is very attractive and complete. He said the color scheme and style choices are well thought out and this is a great enhancement to Main Street. Chris Brower stated she likes front and colors. Joe Galatio thanked Mr. Laber for his presentation and for bringing colors and samples to the meeting.

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- g. Chairman Hedberg asked for a motion to approve as submitted, Chris Brower made the motion, Bob Hunte seconded the motion, approved 4-0. A sign will need require approval when the applicant is ready to install one.

5. SITE PLAN REVIEW

Proposed Action- Construct 24 homes in Section 6
Applicant- Pat Laber, Schultz Assoc. as agent for Sciortino Dev.
Location- West of Shirleen Drive, Unionville Station

- a. Pat Laber represented this application. This is the last section of Unionville Station subdivision. The proposal is to construct 24 single-family homes on 6.5 acres or less. This section is located at the west end of Shirleen Drive and will connect to Leith Lane to complete the loop. The sanitary sewer will extend to Leith Lane. The storm sewer will go to the rear inlet of Section 7. Fill dirt has been needed and they have been receiving it from the Creek Crossing project. A SPDES permit has been done at Section 7 approval and construction of the pond. Comments were received today from MRB Group. Mr. Laber commented that the pond cleanout will be required by New York State and will be taken care of. He will confirm the numbers with all reports submitted over the years. He stated that the notes regarding erosion control and the pump station will be not be a problem. Mr. Laber said he is not prepared to comment on the walkway between lots 601 and 415 they may have to build a "make shift" bridge, or may put the walkway elsewhere. They need more time to review this issue. Comments from Monroe County have not yet been received.
- b. Mark commented the Village would like to encourage access to the Village Park, and should be addressed early in the process. This will also help future homeowners to be aware that a pathway will be included in this Section. Pat will meet with Tom Tilebein and Dave Willard to discuss this in further detail.
- c. Sidewalks will be located on the south side of the street.
- d. Bob Hunte inquired about the intention of any garage units in as approved for Section 3. Bob wants clarification, as this was intended as a for feature to mitigate the short driveways and car parking. The intention of rental storage was to prevent car parking in driveways while storing other items in garages. Bob is suggesting that Section 6 have garage space. Pat said he will discuss this with the developer.
- e. A public hearing will be scheduled for the July 14 meeting.

6. SIGN REVIEW

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

- a. Steve Liotta, pharmacy intern was present to represent this application. He explained that he modified the existing sign to meet the size requirements. It's current size is 35.5" x 36"x 24" and has a white dry erase surface with wood trim. The purpose of this sign is to advertise their specials, sales, coffee.
- b. The proposed areas of placement are on the south side of building (front), and the back door area. There will only be one sign at any given time.
- c. Chairman Hedberg agreed that the locations are fine, they are out of travel path and are logical. One sign is acceptable in these locations.

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- d. Chairman Hedberg said dry erase boards are inconsistent and not weather resistant. The applicant stated the pharmacy needs flexibility. Chairman Hedberg suggested the types of signs as earlier presented by the Arlington. The structure itself more prefab and less hand constructed, more durable and look more consistent with other signs. These signs are popular. Steve questioned if the Village has a standardized plan? Chairman Hedberg that there are guidelines, and suggested sign like Hilton Candy and More "A" Frame. Mr. Liotta said they need to change message but could come up with 5 standard messages, Chairman Hedberg suggested changeable lettering.
- e. Joe Galatio said with so much information on this sign, it has an overdone appearance. Steve answered that the intent is to draw from those walking by. He said that Mrs. Miles creates handwritten signs-and are very neat. Chairman Hedberg commented that Peter Miles has done wonderful job on the building. Steve agreed and said that Pete wants a positive reflection on the business and is very proud of it.
- f. Chris Brower asked if the sign could be brought to the next meeting. The sign most likely will be presented to the board.
- g. Bob Hunte explained his concern is that Main Street has multiple tenants, with the potential of additional tenants on the second floor of these buildings. How will the Village accommodate multi-use tenants? He also said the sign structure should be substantial enough to withstand wind and that the message should not vary, as he is uncomfortable with changing signs. He said billboard menus not are not the intent of this type of advertisement. New business should have this as an option to draw attention that their business is there and open. Chairman Hedberg suggested the applicant come back in July with the sign and maybe some options of ready-made panels or lettering system. Steve will research the suggestions and discuss it further with Peter Miles.

7. SIGN REVIEW

Proposed Action-	A Frame sign
Applicant-	Jacqueline Delgado
Location-	Curves, 109 Lake Avenue

- a. Jacqueline Delgado was present to represent this application. She is proposing a plastic A-frame with a center sand bag for stability. The message will read: "Curves, check out our specials".
- b. This is 2-sided sign. It will have the standard Curves logo in their color corporate color purple.
- c. Chairman Hedberg said this sign is appropriate. Mrs. Delgado said her customers are unaware of their location. She is proposing to locate the A-frame in the grass area in front of Napa or Forest Hills. It will not be placed directly on the sidewalk.
- d. Joe Galatio commented he approves of sign's style and the location is acceptable. Chris Brower has no concern but would prefer to review the colors. Ms. Delgado stated the sign hasn't been completed by the sign maker. The lettering style will be block style.

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Bob Hunte commented that he is happy with structure and that the message will not change. He is however, unhappy with the proposed location. He continued that every business will want this location of Old Hojack Lane. He stated that typically in these types of strip mall locations, if the board permits a business to place their sign in a prime location, what will the Planning Board offer as an alternative location? Mrs. Delgado said her customers do not know where they are. Bob asked if the property owner approves of the location? Ms. Delgado stated Gary Inzana encouraged her to place a sign. Bob said he is happy to have this business here but sees this as a potential problem. Chairman Hedberg agrees but intends to take each application as they come before the board. The Village sign ordinance allows one sign per lot. Bob said if this were temporary approval it would be easier. Mike Lissow suggested to place the sign near the utility pole on the sidewalk as it is large there and isn't suitable for walking.

- e. Chairman Hedberg asked for a motion to grant a temporary approval for a 2' x 3' A frame sign, which states "Curves, check out our specials" in purple lettering with white background. The sign to be located close to the curb and utility pole, for 90 days. Joe Galatio made the motion, seconded by Chris Brower, approved 4-0.

8. 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.

9. WALK ON

Karen Anne Lowenguth, owner of Karen Anne's Therapeutic Massage, inquired about changing/adding a sign for her business. There is an issue with the quality of the sign she has had this past year. Chairman Hedberg will review the approval granted to her. She is unsure about the choices she has and isn't certain what she prefers at this point.

10. DATES

Next Scheduled Meeting	Monday, July 14, 2008
Agenda Deadline	Monday, June 30, 2008

There being no further discussion, the meeting was adjourned at 10:15 p.m.

Respectfully Submitted,

Amy Harter
Recording Secretary