

**Village of Hilton**  
**Planning Board Minutes of March 10, 2008**  
**Approved May 12, 2008**  
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Members Present: Chairman Mark Hedberg, Chris Brower, Robert Hunte, Joe Galatio,

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. SITE PLAN REVIEW**

Proposed Action- Sign  
Applicant- Sean Kent-Killeen  
Location- 22 Main St

- a. Sean Kent-Killeen received approval from the Planning Board to install two signs for Happy Days Restaurant. The approval stipulated that the signs were to both have a black border instead of the proposed color of gray.
- b. During the installation process, the signs were installed with a white border. Mr. Killeen contacted Mike Lissow to inquire about keeping the border white. Mike sent an email to each board member to seek their opinion about these signs. Chairman Hedberg asked that this item be placed on the agenda for discussion.
- c. Joe Galatio stated that the white border is fine but doesn't care for the existing awning. Dana Brunett said that changing the white border to black wouldn't make very much difference. Chris commented the building is getting busy with striped awning siding, color and contrasting tan brick.
- d. Joe Galatio commented that the rear sign is busier than the front.
- e. Bob suggested changing awning. He said the border of the sign could be either black or white. He agrees that sign in the rear is busier than the front elevation.
- f. Chris commented that the paint should not be allowed to chip and the applicant must keep the sign in good condition. Chairman Hedberg stated that he is not opposed either border but the awning does not match. He suggested addressing the awning if or when applicant applies for a Conditional Use permit for outdoor seating.
- g. Chairman Hedberg asked for a motion to amend the application approved 2/11/08 as follows: the rear sign's border must be painted black, the front sign border may remain white with the option to paint the border black. Dana Brunett made the motion, seconded by Joe Galatio, approved 5-0.

**4. DISCUSSION**

Chairman Hedberg provided a handout regarding sign guidelines. He has asked each board member to review it and make comments for the April meeting. The board briefly reviewed the documents and some general discussion took place. Chairman Hedberg suggested that if a sign guideline is adopted by the Planning Board the office staff should:

- Place this information on the Village website
- Review all sign applications
- Provide handouts of the guidelines with sign applications

Local sign makers will be invited to attend a Planning Board meeting after guidelines are put into place.

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Dana Brunett commented that there as unapproved signs displayed in the windows of Love Nails, and Diane's Dogs of Distinction. Chris Brower also noted that other businesses are also in violation of the sign ordinance, as they have never received any Planning Board approval. The board agreed that the business is unattractive and he should be cited. Chairman Hedberg stated all signs must be enforced.

Chairman Hedberg will contact Mike Lissow to have letters mailed to Crazy Egors, Love Nails and Diane's Dog's of Distinction.

**5. MINUTES**

Chairman Hedberg asked for a motion to approve the February 11, 2008 minutes as amended, motion made by Joe Galatio, seconded by Chris Brower, 4-0-1, Dana Brunett abstained.

**6. REPORTS**

- a. Liaison's Report- Walt Horylev gave his report.
- b. Code Enforcement Officers Report-. Not present
- c. Chairman's Report- Chairman Hedberg gave his report.
- d. Member's Report-No report given.

**7. DATES**

Next Scheduled Meeting	Monday, April 14, 2008
Agenda Deadline	Monday, March 31, 2008

There being no further discussion, the meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Amy Harter  
Recording Secretary