

**Village of Hilton Planning Board  
Meeting Minutes of September 22, 2008 Workshop  
Approved October 20, 2008**

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

Members Absent: Dana Brunett

Others Present: Gigi Pecora

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 - Building color choices
  - Applicant - Gigi Pecora
  - Location - 150 Old Hojack Lane
- a. Gigi Pecora, 150 Old Hojack Lane, was present and explained to the board that he is ready to begin his project after many delays. He has placed an order for the building materials for the 40' x 100' size portion of Phase I of Hilton Metals.
- b. The Planning Board granted final approval of this project in September 2007. The approvals included discussion of a color scheme of light and medium blue along with split faced brick along the lower portion of the building.
- c. Mr. Pecora placed the order recently for the materials. At that time the manufacturer explained to Mr. Pecora that the color blue would be an additional cost. Therefore, he is requesting a change to a brown and beige color scheme.
- d. The proposal by Mr. Pecora is the siding will be adobe tan with the trim in chocolate brown. The roof will be unpainted galvanized steel. There is no split faced brick being proposed at this point, it may be installed in the future. Mr. Pecora said, the overhead door color has not been determined, it may be left unpainted.
- e. There was much discussion about painting the roof to match the color scheme. Mr. Pecora agreed to contact the manufacturer on Tuesday, September 23<sup>rd</sup> to inquire if changes can be made. The board agreed that a chocolate brown roof would be acceptable. Chairman Hedberg is concerned for the future additions to the building. Mr. Pecora assured the board that he plans to match all future additions as close as possible or he will repaint or reside the building if necessary. Chairman Hedberg said color renderings will need to be submitted by the applicant for Architectural Review prior to the next phase of construction.
- f. The board agreed to the following color scheme based on the ability the changes to the order: Doors & siding in adobe tan, trim in chocolate brown and roof in chocolate brown. Mr. Pecora will call the manufacturer on Tuesday 9/23 for their information. The color of the split-faced brick will be beige/tan. A final vote will be taken at the October 20, 2008 meeting.

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**WORKSHOP ITEM**

- a. The topic of this workshop was to discuss signs. The board has had a number of applications this past year as the sign ordinance was rewritten and included these types of signs. The board feels there are many outstanding issues regarding A-frame signs such as changeable text and the architectural presentation of the construction. Another issue is the restriction of allowing only one A-frame per lot. There are multiple businesses on some sites and the board is not in agreement with how to proceed if this issue presents itself. Chris Brower said that a variance is always an option if more than one sign on a lot is requested. Mark Hedberg said that one common sign is beneficial for multiple businesses.
- b. Chris Brower suggested the Village consider buy out offer to business owners with unattractive signs. She stated that our standards are vague and that signs are very important to the appearance of our village. The board discussed that it is more important to focus on permanent sign reviews. It was agreed that some signs that have been approved by this board are sub standard at best. Mark stated if any board member feels that a sign is less than desirable, they should vote against them. The board must take the emotions out including the applicants' financial situation out of approving unattractive signs.
- c. The board reviewed the handouts that are given to applicants from the Village Office. These handouts include the sign ordinance along with a cover sheet explaining the submittal requirements, agenda deadline and meeting dates. The applicant is required to initial the form, confirming that they have been made aware of the pertinent information.
- d. The board agreed to review this information and add any suggestions to these forms. They will also submit photos of signs they feel are attractive and appropriate for particular businesses. This will provide an applicant a starting point to design their own sign, while maintaining a standard that is agreeable to both the applicant and the board. Signs are a very important factor in maintaining a viable Main Street/retail corridor.
- f. The board discussed having have sign maker quote different signs to give the board an idea of cost versus appearance alone. The board agreed that they must maintain a higher standard of quality signs in order to improve our Main Street.
- g. This will be an agenda item for the October 20<sup>th</sup> meeting.

There being no additional discussion items, the board adjourned at 8:35 p.m.

Respectfully Submitted,

Amy Harter, Recording Secretary