

**Village of Hilton Planning Board  
Meeting Minutes of September 8, 2008  
Approved October 20, 2008**

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

Members Absent: Don Lewis, Schultz Associates, Scott Neu, Steven Birecree, Dan Wegman, Trustee Horylev

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/FINAL APPROVAL**
    - Proposed Action - Subdivision of land
    - Applicant - David Wegman, Wegmans Specialites, LLC
    - Location - 231 East Avenue
- a. Dan Wegman was present to represent this application. He is seeking subdivision of the property located at 231 East Avenue to create three lots total.
  - b. A public hearing was held at the August 18, 2008 meeting. There was no public opposition.
  - c. Chairman Hedberg asked for a motion to approve the application as submitted. Bob Hunte made the motion, seconded by Joe Galatio, approved, 5-0.

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**4. SITE PLAN REVIEW/FINAL APPROVAL**

- Proposed Action - Section 6 Unionville Station  
Applicant - Schultz Associates, as agent for Sciortino Developers, LLC  
Location - Shirleen Drive
- a. Don Lewis was present to seek Final approval for Section 6. They are requesting not to have the sidewalk access to the Village Park. The right of way is to be removed between lots 604 & 605.
  - b. Chairman Hedberg asked if the items requested by Tom Tilebein have been addressed. Mr. Lewis stated all of the outstanding issues that Tom mentioned have been cleared up.
  - c. The board discussed exactly which map is to be reviewed. There were two maps provided by Schultz Associates. Chairman Hedberg stated that the Planning Board will use the map date stamped 7/30/08 by the Village Office. The map stamped by the Village Office with the date 8/25/08 is withdrawn by the applicant.
  - d. Joe Galatio said the easement should be removed from the plan; we owe this to the neighborhood. He said that a sidewalk in this location to the park is not good planning and will cause problems.
  - e. Dana Brunett said he agrees with Joe's sentiments. The Village has a poor history of access to residential properties.
  - f. Chris Brower said she is not in favor of an easement and agrees with Joe Galatio and Dana Brunett that the location proposed isn't appropriate.
  - g. Bob Hunte said he is in favor of the easement, and he walked the site after the last meeting. He said that he was able to walk through the Village Park to the mowed field. He commented that presently the condition is rough; part of this due to the disruption with the construction of Section 6. Bob said the storm water run off and the dust will subside once the construction is complete. He said he would like to see some accommodations from the builder in place of the sidewalk. He said the opportunity is lost by not providing a right of way at this point.
  - h. Chairman Hedberg said the park access is beneficial to everyone. He concurs with Bob's statement that once the access is removed from the plan it is impossible to get back. He stated the benefits of this sidewalk outweigh the negatives. There may be better locations to access the park, none are on the table at this time. It would be a mistake to withdraw the right of way without plans for some future access.
  - i. Chairman Hedberg asked for a motion to approve Section 6 with the condition that the sidewalk easement (swe-1) be removed; the motion was made by Chris Brower, seconded by Joe Galatio, approved 3-2. Chairman Hedberg and Bob Hunte opposed.

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**5. SIGN REVIEW**

Proposed Action - New sign  
Applicant - Steven Birecree, John Scott Neu  
Location - 5 Main Street

- a. Mr. New was present to represent this application. He is proposing a sign with a black background and gold letters.
- b. Chris Brower asked if the paint is glossy? Mr. Neu said it is not glossy. Chris suggested a brown background instead of black. Chairman Hedberg agreed that brown would compliment the building.
- c. Bob Hunte said the sign has a traditional look to the corners. Joe Galatio said the sign is appropriate.
- d. Chairman Hedberg asked for a motion to approve this application as submitted. Bob Hunte made the motion, seconded by Dana Brunett, approved 3-1-1, Chris Brower abstained. Chairman Hedberg opposed.

**6. DISCUSSION**

Trustee Horylev explained that a lease agreement for the parking lot behind 9 South Avenue is still being pursued.

The Traffic Study Summary report was given to each board member.

**7. REPORTS**

- a. Liasion's Report- Walt Horylev reported as a substitute for Trustee Lee.
- 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.

**8. DATES**

Next Scheduled Meeting      Monday, October 22, 2008  
Agenda Deadline              Monday, September 29, 2008  
Workshop Meeting             Monday, September 22, 2008

There being no additional discussion items, the board adjourned at 7:50 p.m.

Respectfully Submitted,

Amy Harter, Recording Secretary