

Village of Hilton
Planning Board Minutes of January 12, 2009
Approved February 9, 2009

Members Present: Chairman Mark Hedberg, Robert Hunte, Joe Galatio, Chris Brower

Members Absent: Dana Brunett

Others Present: Code Enforcement Officer Mike Lissow, Ken Sixt, Larry Fenity, Scott Meeson, Doug Meeson, Mark Meeson, Trustee Joe Lee, Debbie Jones, Ray Wenzel Jr., Michael Weldon, Sr., Phil Burrows, Ed Hoefler, Gus Strebenis, Erika Brinkel

1. Called the meeting to order at 6:30 p.m. with the pledge of allegiance to the flag.
2. Chairman Hedberg stated the roles and responsibilities of the planning Board

2. PUBLIC HEARING/SITE PLAN REVIEW

Proposed Action- Proposed Funeral Home
Applicant- Larry Fenity, Vay-Schleich & Meeson Funeral Home
Location- 38 East Avenue

- a. Larry Fenity was present to represent this application. He is proposing that the existing 2300 sq ft structure be converted into a small funeral home.
- b. They plan to enclose the rear open porches for more interior space. The Village owned parking area to remain the same.
- c. There will be 20' x 37' room for viewing. A portion of this room may be closed off with a moveable divider. There will be office space and restrooms.
- d. The exterior is to remain the same with the exception of two rear additions.
- e. Services will be held twice weekly, with viewing hours of 2 p.m. to 4 p.m. and at 7 p.m. to 9 p.m. for viewing hours. Morning services are to be held around 10 a.m.
- f. There is an existing 5' sidewalk in rear and in the front. The sidewalks lead to both service entries. Landscaping will consist of ornamental trees and foundation plantings. A buffer to the neighbor on west side will consist of a flowerbed.

Village of Hilton
Planning Board Minutes of Jan 12, 2009
Page 2

- g. Lighting – there is a large lamppost in parking area and street lighting. They will add under mounted lights in overhang. There will be two lamps on the wall next to the front door.
- h. Signs are proposed as follows: a 3’ x 4’ projecting sign from the south elevation (front) of the building. This will be located near the east corner of the building. A composite sign, carved with name and funeral and cremation chapels. These signs will be illuminated by gooseneck light fixtures in blue to match the signs. There is no light spillage from these lights expected. It was noted that applying for a variance is an option if a larger sign is desired.
- i. There are 30 parking spaces directly behind this location. There is also municipal parking at the park and ride area and the lot in Hovey Square. The applicant will employ a parking attendant at all services
- j. Mr. Fenity stated this is not a not daily use business and will result in a lesser impact than a restaurant. The Village code requires 11 – 15 spaces. This businesses peak times are not the same as the other businesses peak times.
- k. Chairman Hedberg declared the Public Hearing open at 6:45 p.m. He asked that anyone that chooses to speak must state their name and address, and to limit comments to 3 minutes or less until everyone has a chance to speak.
- l. Phil Burrows, 22 Smith Street, asked about plans for the procession routes. He said with two funeral homes on the same street, the traffic will be very busy.
- m. Gus Strebenis, owner of the Hilton Family Restaurant, Hovey Street, said he is in favor of the funeral home and it is good to have a new business in town. He questioned if the operating hours are guaranteed? He is concerned about the number of cars parking in the lot. He also stated that on Thursdays and Saturdays in the summer the car show creates parking issues for his restaurant. He said all those involved should make sure the operating hours are good for all businesses.
- n. Erica Brinkel, 32 Overlook Drive, She said that Hilton is congested and it takes 5 minutes to pull out of Overlook Drive onto Route 259. She said the parking is at its limit already. She stated that new businesses in the Village are great but why does it have to be at this location?
- o. Mike Weldon, 245 Dunbar Rd. said since the Village already plows this parking lot why not offer free plowing to all businesses in the Village? He suggested that the businesses contribute to plowing costs.
- p. Phil Burrows, asked if the two (2) properties to west are remaining or going? Chairman Hedberg said it is not part of this application at this time.
- q. Chairman Hedberg declared the Public Hearing closed at 6:51 p.m. closed. He stated that all comments heard tonight will be taken into consideration.
- r. Chairman Hedberg said that parking and traffic are clearly the concerns brought forth by the public. He stated that public parking in the location has been used over the years as supplemental, at some point there will be a tipping point. He stated that he is concerned that this is not going to work and is leaning toward requiring parking/traffic study including peak times to determine if there sufficient parking.

Village of Hilton
Planning Board Minutes of January 12, 2009
Page 3

- s. Joe Galatio explained that the parking issues are reasonable concerns. Friday nights are the busiest time, however parking should be ok during the suggested viewing hours of 2-4 pm. & 7-9 pm. Joe said the parking lot will be busy during the car shows. Joe continued that compared to the Planning Board approved restaurant, parking would be a worse concern and a problem more often. He said this business may help the restaurants.
- t. Chris Brower said she understands the parking concerns. Chris asked if the Village has a traffic study for the park and ride? Chairman Hedberg said we know the quantity but not usage. Chris said that on some days the lot is busy but on average it is under utilized. Chris explained that she drove through the lot earlier tonight and there were very few cars there. Chris requested that more information regarding the procession routes be provided.
- u. Bob Hunte stated that during the preliminary review landscaping was discussed, and he is satisfied with the overall plan and lighting is well thought out. The applicant is providing pedestrian access to building connection to East Avenue sidewalk which enhances use of the building. On occasions that the parking will be crowded, but people will find other places to park. Bob suggested that there is municipal parking behind the businesses on South Avenue. Bob said a parking study is needed in his opinion, and keep in mind that parking shown to north is new parking. This lot was created by Village to enhance and add to businesses in the Central Business District. Bob continued that an approval has been granted at this location for a restaurant and the proposed use now is less of an impact.
- v. Chairman Hedberg said he is pleased with architectural presentation and signage. He stated he is still concerned that parking may be a problem. Any additional information for parking would be appreciated. A parking attendant to suggest other parking locations will benefit the situation.
- w. Mr. Fenity explained that funerals with processions will take place in the morning and usually consist of 10 private cars with 2 business vehicles. A police escort is provided as well as a parking attendant. Mr. Fenity explained that it is in the best interest of the business owners to not inconvenience family members by creating a parking problem. He stressed that the Village expected Pontillo's to be a booming business and add traffic. Pontillo's also proposed to offer take out orders, which creates a lot of parking at one time. Mr. Fenity stated the Meeson's are confident there is enough parking and they would not choose a location that would have a self-inflicted hardship.
- x. Chairman Hedberg stated this application is a Type II Unlisted action; therefore no further SEQR action is necessary.

5. REPORTS

- a. Liaison's Report- No report was given.
- 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.

6. DISCUSSION

There was a discussion regarding business signs.

7. DATES

Next Scheduled Meeting	Monday, February 9, 2009
Agenda Deadline	Monday, January 25, 2009

Village of Hilton
Planning Board Minutes of Jan 12, 2009
Page 4

There being no further discussion, the meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Amy Harter, Recording Secretary