

Village of Hilton
Planning Board minutes of December 14, 2010
Approved January 11, 2011

Members Present: Vice-Chairman Robert Hunte, Chris Brower,
Jim Jackson, Dave McCracken

Members Absent: Chairman Hedberg

Others Present: Trustee Larry Speer, Debbie McCracken, Rick Furnal, Tena Kelly,
Code Enforcement Officer Mike Lissow, and Recording Secretary
Amy Harter

1. Call the meeting to order at 6:30 p.m. with the pledge of allegiance to the flag.
2. Vice-Chairman Hunte explained the Planning Board's responsibilities and functions.
3. Workshop/Discussion

Unionville Station - A discussion took place regarding the Homeowners Association becoming a Condo Association.

Mike Lissow spoke to Village attorney, Larry Schwind. A 144-page document has been filed with the Monroe County Clerk's Office. Mr. Schwind is reviewing it for content. He will report back to the Village Office with his findings.

Trustee Speer said the owners of Fitness Warehouse have made mention of long term plans to improve the façade of the building at 35 Hovey Square.

A meeting was held with Mayor Lee and the Village Management Team and the Monroe County Sheriff's Department on 12/13/10 to discuss the loitering problem at the parking lot of 35 Hovey Square.

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4. SIGN REVIEW

Proposed Action-	Sign Review
Applicant-	Tena Kelly, Hilton Monument
Location-	18-20 East Avenue

- a. Tena Kelly was present to represent this application. She explained that her husband has been setting monuments for several years. They plan to sell monuments at this office. The business opened 12/13/10.
- b. Mrs. Kelly is proposing a free standing sign 3' x 4'. The sign is white, the lettering is black and will have a metallic gold border. The sign from the former business, My Jams video store is being refurbished. The sign will stay in its current location. The sign does not swing. It will be illuminated and it is currently set to remain lit during dark hours. Chris Brower suggested a timer be used after the business is closed.
- c. There will be a vinyl decal sign to be placed on the glass door. It will not have their hours of operation. There was a discussion of phone numbers on sign, Bob Hunte explained the board is looking for a cleaner appearance. Mrs. Kelly asked if the phone number could be placed on the door sign. Chris Brower explained that the free-standing sign should draw attention to just the business itself and not clutter the sign.
- d. Dave McCracken said the sign looks nice, the preference is to have more dimension, but has no issue with the sign. Chris Brower suggested the lettering be raised to add dimension not be completely flat.
- e. Door sign will include a phone number and remove the business hours. Chris said the door looks nice and the phone number would be appropriate in this space.
- f. Vice Chairman Hunte asked for a motion to approve the signs as submitted with the exception of the changes to the glass door sign, Jim Jackson made the motion, seconded by Dave McCracken, approved 4-0.

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5. SITE PLAN REVIEW

Proposed Action-	Operate a retail business
Applicant-	Tena Kelly, Hilton Monument
Location-	18-20 East Avenue

- a. Mrs. Kelly explained the nature of their business. Most of their clients prefer to have an in-home consultation, they do not expect a lot of traffic. Their products are shipped directly to the cemetery site, not to the business. Mrs. Kelly stated there are no planned exterior changes, no dumpster needed, and will have a display inside the store. There will be no displays outdoors.
- b. Vice-Chairman Hunte asked for a motion to waive site plan review, based upon; (1) no increase in services, (2) no subdivision of land, (3) no adverse effects on the community (4) no exterior building changes (5) no new structures. Chris Brower made the motion, seconded by Jim Jackson, approved 4-0.

6. SIGN REVIEW

Proposed Action-	New sign
Applicant-	Rick Furnal
Location-	98 South Avenue

- a. Rick Furnal was present to represent this application. He is changing to a new wholesale company and will no longer be affiliated with Big M. The business name must be changed on January 2, 2011.
- b. Mr. Furnal provided two styles of signs for the Board's consideration. Each sign would be individual letters, and internally lit. The sign will read Furnal's Market Place or Furnal's Fresh Market.
- c. Chris Brower is in favor of white letters and the entire name be placed in one row on the building. Jim Jackson doesn't have a preference. Dave McCracken stated he prefers the first option.

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- d. After much discussion it was agreed that the sign will be stretched with the wording on one line, with dimensions on application, the words "Furnal" and "Fresh Market" in white. The sign will appear white in color during day light, at night the name "Furnal" can be illuminated in red or green. The letters are to be placed perpendicular to the asphalt and internally lit either with LED or Neon. The sign is to be on at dark and off during day light as it is currently, Chris Brower made the motion, seconded by Dave McCracken, approved 4-0.

7. SIGN REVIEW

Proposed Action-	New signs
Applicant-	Tom Ban, Arlington Restaurant
Location-	14 Main Street

There was no one present to represent this application. Vice-Chairman Hunte asked that the application be tabled until the January meeting.

8. MINUTES

The meeting minutes of the November 9, 2010 were approved as amended. The motion was made by Jim Jackson, seconded by Chris Brower, approved 4-0.

9. DISCUSSION

Trustee Speer explained that the residents of Unionville Station are interested in purchasing property at the west end of Leith Lane in hopes to ensure that the stub street would never connect to any future street should the existing corn field be developed. The Village Board advised them to submit a proposal and have their attorney present.

10. REPORTS

Chairman's Report given
Liaison's Report given
Members Report given

The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Amy Harter, Recording Secretary