

Village of Hilton
Planning Board minutes of November 9, 2010
Approved December 14, 2010

Members Present: Chairman Mark Hedberg, Chris Brower, Robert Hunte,
Jim Jackson, Dave McCracken

Others Present: Mayor Joe Lee, Trustee Walt Horylev, Trustee Larry Speer,
Trustee Jim Bimmler, 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. Chairman Hedberg 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. This has been finalized within the development. The board is concerned that in the event that a resident constructs an addition, re-subdivision of land must be done and the proper filing must be made with Monroe County. Currently, it appears that re-subdivision of the entire development should have been done. Trustee Horylev suggested contacting NYCOM for information regarding this type of issue. Mike Lissow is currently working on this and is awaiting our Village Attorney's reply.

Chris Brower- 2 Atchinson Drive, no action to report for the second month

10 Old Hojack Lane, Mike Lissow provided an approval from the Planning Board from September 12, 2005, allowing Mr. Gary Inzana to install a 16" x 60" address sign on the east elevation in a dark "barn" red color. The Planning Board feels that Mike Pettiti, State Farm Insurance, applied to have his business signs installed without the existing address sign. Both Gary Inzana & Mike Pettiti will be invited to the December 2010 Planning Board meeting to discuss the signs.

109 Lake Avenue, Dance Studio sign – Jim Jackson will follow up. He stated the sign has already been set to flash. A call will be made to the applicant reminding her that the sign is not allowed to flash.

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7 Upton Street , Amelia's Yarn & Fabric Shoppe - Bob Hunte will follow up.

Mayor Lee told the board that he is researching banner style signs recognizing our servicemen. These signs are similar to those displayed in Brockport and Spencerport.

Trustee Walt Horylev suggested the Planning Board send sign applicants a "letter of commendation" expressing our appreciation for a good-looking sign. Chairman Hedberg felt a letter from the Village Board might be appropriate as the Planning Board's approval of a sign speaks for itself.

4. SIGN REVIEW

Proposed Action-	Sign Review
Applicant-	John Dianni, Fitness Warehouse
Location-	35 Hovey Square

- a. John Dianni was present to represent this application. He is co-owner of Fitness Warehouse. The building is currently being renovated to a gym facility is scheduled to open on December 1, 2010.
- b. The applicant explained the proposed sign is to be located in an existing light box over the doorway. The sign will be blue with a white logo. The size of the sign is 40" x 50". A photo was provided that is very similar to what will be used.
- c. Chairman Hedberg stated he is not in favor of this type of sign, however, in this case, the existing structure is suitable as is the placement on the building. He is concerned that the actual amount of white used can make the sign appear washed out. Mr. Dianni said he has the same concern and has been assured by the sign maker it will not be brightly lit. Bob Hunte agreed that this is a suitable use for the existing sign, is familiar and confident with sign maker Terry Nichols work. Chris Brower feels the sign is appropriate and asked the applicant when will it be illuminated? Mr. Dianni said he is flexible to the boards feelings on the appropriate time to turn the lighting off. Chairman Hedberg suggested it be kept lit until the business closes. Dave McCracken likes the sign, and said vandalism is a concern. Mr. Dianni said the material is durable. Chris Brower asked if fading could be an issue? Mr. Dianni answered that the color is applied from the inside.

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- d. Trustee Walt Horylev told the applicant he was disappointed in the style of the proposed sign. He was expecting a sign similar to the existing Summit Federal Credit Union with gooseneck lighting. Chairman Hedberg explained that the Planning Board cannot dictate sign styles. Chairman Hedberg asked for a motion to approve the sign as submitted, Chris Brower made the motion, seconded by Dave McCracken, approved 5-0. Dave McCracken will follow up with sign.

5. SITE PLAN REVIEW

Proposed Action-	Opening and operating a gym
Applicant-	John Dianni & Robert Trowbridge
Location-	35 Hovey Square

- a. John Dianni explained that he and his business partner, Robert Trowbridge, are moving their business, Fitness Warehouse, from the current location at 54 Canning Street to 35 Hovey Square.
- b. Mr. Dianni said the only changes to the exterior is the removal of the existing dumpster. There will be regular refuse cans on site. The paint colors will not change, there will be no new lighting and the parking lot is municipal. Mr. Dianni stated that the Ben Franklin sign would be removed and he will repaint that area when the weather is warmer. The property lot lines are the inside the building. Peak business hours are in the morning from 7-10 a.m. and again in the evening between 5-7 p.m. Mr. Dianni noted the back yard will be cleaned up for visibility and painting will be done on the rear of the building. The board discussed the park hours of the Arlington are not the same as the gym, therefore, parking during these hours should not be an issue.
- c. Chairman Hedberg asked for a motion to waive Site Plan Review as the proposed action has; (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. The motion was made by Jim Jackson, seconded by Bob Hunte, approved 5-0.

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6. SIGN REVIEW

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

- a. There was no one present to represent this application. Chairman Hedberg asked that the application be tabled until the December meeting.

7. MINUTES

The meeting minutes of the October 12, 2010 were approved as amended. The motion was made by Bob Hunte, seconded by Jim Jackson, approved 4-0-1. Dave McCracken abstained.

8. REPORTS

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

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Amy Harter, Recording Secretary