

**Village Board
Meeting Minutes of
September 1, 2020**

Present: Mayor Lee, Trustees Zabelny, Fowler, Fay, Speer, Village Manager, Shari Pearce, Code Enforcement Officer, Mark Mazzucco, DPW Superintendent, Keith Brown, Treasurer, Maryalice Edwards, Deputy Clerk, Amy Harter

Guests: Bethany Oyer, Angela Eicholtz, Maureen Spindler, Sharon Prince, Denise O’Toole, Tim Thomas, Amber Wilk, Linda Viney, John Barclay, Brenda Barclay, Gloria Giraldo, Mary Skanzysnski, Robert Skanzynski, William Collins, Rev. Joseph Catanise, Steve Gabriel, Mark Greisberger

The meeting was made available to the public via zoom.

Mayor Lee called the meeting to order at 5:00 with the pledge of allegiance followed by a moment of silence.

Recreation Department

Recreation Department: Trustee Speer updated the board on the Drive-in series at the Parma Town Park. Tom Venniro was available on Zoom.

Code Enforcement

Zoning Board: Mark Mazzucco gave an update from the August meeting.

Stormwater: The WNY Stormwater Management Training Series Class 3 is being offered on September 30 at the Rochester Institute of Technology; Mark is seeking authorization to register.

Resolution to authorize the Code Enforcement Officer and DPW employee, Jeff Pearce, to attend Stormwater Construction Permit September 30, 2020 at the RIT Inn and Conference Center, 5257 West Henrietta Road, Henrietta, NY 14467 at a cost of \$100.00 each. Motion to approve made by Trustee Fowler, seconded by Trustee Fay. Carried unanimously, 5-0.

NY PAUSE: Two violations were reported within the Village. Mark conducted site visits to both locations and discussed the violations with the managers of each business. Mark feels the issues are resolved.

52 Underwood Avenue: Mark Mazzucco conducted a site visit with a structural engineer from MRB Group. The condition of the property continues to decline, a letter will be sent to the property owner regarding the Village and State Property Maintenance Code Violations.

Fire Inspection: Mark reported the fire inspection for 35 Hovey Square is overdue. Mark met with the property owner; an inspection has been scheduled for September 3rd. Mark will return to the property on September 4th to conduct an inspection for their Certificate of Occupancy, which expired six months ago.

Public Works Report

Eagle Scout: Keith Brown met with Lucas Rudd regarding the railroad trestle stair project. The Project is expected to begin on September 11th.

Mack Truck: The recycling truck is on order and is expected to be delivered within approximately three weeks.

Jennejahn Lodge: The bathroom tile has been ordered. This is the last item to be completed for this project.

Summer hours: The DPW has returned to their standard hours which are 7:30 a.m. – 4:00 p.m. Monday through Friday.

Old Hojack Lane: Keith reported another layer of stone was added to the street with the assistance of the Town of Parma.

Treasurer's Report

Resolution to amend the tax warrant to include \$150 for sewer rent that was omitted in error on bill #1016. Motion made by Trustee Zabelny, seconded by Trustee Fowler, carried unanimously, 5-0.

Resolution to re-appropriate \$220,000 from 2019-2020 budget and amend the 2020-2021 budget for the cost of the recycling truck. Motion made by Trustee Fowler, seconded by Trustee Zabelny, carried unanimously, 5-0.

A960 Appropriations	\$220,000 (A28189.20)
A599 Appropriated Fund Balance	\$220,000

Resolution: Re-appropriate \$79,643.20 from 2019-2020 budget and amend the 2020-2021 budget for the Jennejahn Lodge renovations. Motion made by Trustee Speer, seconded by Trustee Zabelny, carried unanimously, 5-0.

H960 Appropriation	\$79,643.20
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Resolution: to open a 30-day CD at .25% interest rate, motion made by Trustee Zabelny, seconded by Trustee Fowler, carried unanimously 5-0.

Manager's Report

Local Law #1, 2020 has been filed with the Secretary of State.

Mechanic Position: Interviews are being conducted, Shari and Keith are recommending to increase part time hours to 20 per week until a suitable candidate is hired and trained.

Resolution to amend the previous resolution to hire Jim Liese back as the part time mechanic to work up to 20 hours per week as needed. Motion made by Trustee Zabelny, seconded by Trustee Speer. Carried unanimously, 5-0.

DPW Projects: Shari reported a meeting took place with MRB Group to discuss upcoming projects in the next year. This consists of the installation of a generator in Unionville Station and one at the Community Center, a lift station and a sewer improvement project on Railroad Avenue will also be done. MRB will provide a timeline for these projects.

Workers Compensation: Shari reported the plan needs to be updated to include DPW Superintendent Keith Brown as the plan facilitator.

Resolution to continue our participation in the self-insured Upstate NY Municipal Worker's Compensation Program. The Village Board hereby designates Shari Pearce as the Plan Director, Maryalice Edwards as the Alternate Director and Keith Brown as the Plan Facilitator. Motion made by Trustee Fowler, seconded by Trustee Zabelny. Carried unanimously, 5-0.

Jennejahn Lodge: Mayor Lee would like to dedicate the lodge improvements to Senator Joe Robach. The Senator was key in solidifying the funding necessary for the project. A ribbon cutting ceremony will be held on September 9th at 11 a.m. at the lodge. All employees and Village Board members are welcome to attend.

Summit FCU: The village was notified the ATM would be removed and the lease has been terminated at 41 Hovey Square. Rent will be paid to the Village through November 2020. There is a possibility of a vehicle charging station to be placed in this location. Shari will be working with NYSERDA to gather the necessary information if a grant is available.

Clean Energy: Shari is waiting for the announcement of awarding a grant to the Village now that we have become a Clean Energy community. This has been delayed due to COVID but is expected this fall.

NYCOM: The fall training school will be virtual this year. Shari is recommending to register for three participants including herself, Maryalice Edwards and Amy Harter. The office will be appropriately staffed to accommodate the schedule. This will be held September 22nd, 23rd, 24th.

Resolution to authorize the Village Manager to register three participants for the NYCOM fall training school to be held online at a cost of \$278. Motion made by Trustee Zabelny, seconded by Trustee Fowler, carried unanimously, 5-0.

Training: Shari reported online training for employees pertaining to sexual harassment is available online. She will be scheduling that in the near future. This is required for all employees in the State of New York.

Election: September 15th is Election Day. Voting will take place in the Board Room at the Community Center 59 Henry Street. After the polls close and the results are given, the appointments take effect immediately. The public will use the north doors for entry and exit.

Laptops: Keith Brown has received his laptop. Three more have been ordered for the office and should be arriving soon.

Methodist Church: It has been communicated that the parking lot is being utilized as overnight parking near Brook Street. The church is seeking to restrict parking and install signs in the parking lot. The lot services both the Parma Public Library and the Methodist Church. The DPW has been plowing snow in this location since 1977, however this is not deemed as municipal parking. Shari is researching any documentation on this subject matter and will be discussing it with Town Supervisor, Jack Barton.

Newsletter: Shari reported that Mary Lissow has resigned her position as the newsletter editor. Shari is recommending the office staff creates an information sheet for our residents that will be mailed with the water bills. Trustee Speer stated he would like to rehire for this position and continue to provide an actual newsletter to each resident.

6:00 p.m. Public Hearing

Mayor Lee opened the public hearing at 6 p.m. for the following application:

The application of Providence Housing Development Company to rezone properties located at 169 and 171 Lake Avenue to Planned Residential District-Senior. These properties are currently zoned Residential.

Angel Eicholz explained this application is just to rezone property but the future plan for the location is to develop a 40 unit senior living site. The former church building will be repurposed as a public facility for programs including wellness, education, and nutrition. This is not designed to duplicate current programs offered by the Hilton Parma Recreation Department. The development will be funded through federal loans with tax credits and the rent will be based on income.

Cheryl Miles, 18 Overlook Drive, noted the request to change the zoning would be spot zoning and after reviewing the proposed Comprehensive Plan the area is listed as single family residential.

Mark Greisberger, Providence Housing, answered that if the reasons to rezone benefit the public, the courts have been behind it. There is no private benefit for this rezoning.

Shari Pearce explained the property is unique as it borders Residential, Commercial and Industrial zoned land.

Ruth Blodgett, Parma Center Road, stated she likes the idea of the option for affordable senior housing in a safe area and keeping the old church.

Ryan Hodges, 162 Lake Avenue, stated she was at the last meeting when the project was turned down and no one wanted an apartment complex in their backyard. She prefers to have single family houses.

Sharon Prince, 95 Hazen Street, said seniors are forced to leave Hilton because they cannot afford houses and there is no room for them in other facilities. She stated the Providence housing in Gates is quiet and well kept. It would be an asset to the Village to keep seniors here.

Jason Hodges, 162 Lake Avenue, said the current plan provided by Providence is better than the previous plan. There was a discussion on the proposed Community Center's services that will be managed by Episcopal Living.

Maureen Spindler, 167 Lake Avenue, stated after much discussion Providence has changed the design to fit, she is in favor of rezoning. The building was moved from her property and she believes this a good mix of land use.

Trustee Fowler read two letters of support that were sent to the Village Office; they are included at the end of these minutes.

With all persons heard, Mayor Lee closed the public hearing at 6:36 p.m.

Monroe County Department of Planning: This has been reviewed and determined to be a local matter.

SEQR: Code Enforcement Officer Mark Mazzucco notes that two changes; one additional parking space has been added and the acreage has decreased by .5 acres.

Resolution was made by Trustee Fowler to approve the SEQR recognizing the changes and to make a negative declaration, seconded by Trustee Speer. Carried unanimously, 5-0.

Resolution was made by Trustee Fowler to rezone 169 – 171 Lake Avenue, Tax ID 024.17-3-36 and 024.17-3-35 from Residential (R) to Planned Residential District-Senior, (PRD-S), seconded by Trustee Zabelny. Carried unanimously, 5-0.

The applicant may now proceed to the Zoning Board of Appeals to begin Site Plan Review. Notifications will be made to the neighbors within 200' of the location.

Public Hearing

Mayor Lee opened the public hearing for public comments for the following application:

To solicit comments from the Village of Hilton residents, property owners and business owners regarding the Draft Comprehensive Plan.

Bethany Oyer, 24 Peach Blossom Road South, asked that “diversity language” be added into the plan. Matt Horn stated all changes will be part of one package. Shari will provide that once it is complete.

With all persons heard, Mayor Lee closed the public hearing at 6:50 p.m.

Vouchers

Resolution to approve the vouchers including the following add ons: Van Putte Gardens \$188.00, Tri-delta Resources \$879.00, Suit-Kote \$44,853.71, Lamont Awards \$100.30, Hilton Napa \$93.29, Dolomite Products \$1922.08.

Prepaid	\$5,461.71
TA	\$27,920.71
General	\$85,744.42
water	\$36,521.00
sewer	\$5,202.41
capital	<u>\$70,551.70</u>
total	\$231,401.95

Minutes

Resolution to approve the meeting minutes of August 4, 2020, Trustee Speer made the motion, seconded by Trustee Fowler. Carried unanimously 5-0.

Resolution to approve the meeting minutes of August 12, 2020, Trustee Fowler made the motion, seconded by Trustee Fay. Carried 3-0-2.

Resolution to approve the meeting minutes of August 24, 2020, Trustee Speer made the motion, seconded by Trustee Zabelny. Carried 4-0-1.

Executive Session

Mayor Lee made a motion to enter into Executive Session at 6:56 p.m. to discuss a personnel matter, seconded by Trustee Zabelny. Carried unanimously, 5-0.

Trustee Fowler made a motion to exit Executive Session at 7:09 p.m. seconded by Trustee Speer. Carried unanimously, 5-0.

Adjournment

Trustee Fowler made a motion to adjourn the meeting at 7:09 p.m. seconded by Trustee Speer. Carried unanimously, 5-0.

16 Saveria Dr
Hilton, NY 14468

August 25, 2020

Mayor Joe Lee & the Village Board
Village of Hilton

59 Henry St.
Hilton, NY 14468

Re: Proposed "Affordable Senior Housing Project"
on former St. Leo Church property, 167 Lake Ave

Dear Mayor & the Village Board:

On Tuesday, September 1, 2020, at 6pm, Village Community Center, you are hosting a public meeting on the subject project. Due to a previously planned vacation, I will not be able to attend this meeting. With that being the case, I wanted to express my support for this project.

In addition to being a 35-year Village resident and St. Leo Church parishioner, I currently represent St. Leo's Finance Council as chairperson. Approximately 2.5 years ago, our Finance Council made a fiscal decision to sell the "old" church structure (and its accompanying property) due mainly to high, unaffordable maintenance costs. Since that time, "Providence Housing" has been working with us, you, and the community to come up with the best development plan for this land, and we believe it is the current "Affordable Senior Housing Project".

Please approve this project for us. I see it as a very important step for the financial stability of St. Leo's Church parish during these difficult times; I also think it is a good project for the community.

Thank you, and have a good meeting on the first.

Sincerely,

Daniel R. Schwind
St. Leo Finance Council Chairperson

From: Sonny Sassone <cavalierdog507@gmail.com>

Sent: Monday, August 31, 2020 9:05 AM

To: Sharon Prince <Sharon.Prince@dor.org>

Subject: In favor of Senior Housing at St Leo Church

Dear Mrs. Prince,

Please be advised that I, Frank Sassone and my wife, Michelle Sassone have followed with Great Interest and are IN FAVOR OF Senior Housing being developed at the St Leo Church site.

Please include us in all correspondence relate to progress in development of this project.

Once completed my Mother-in-law, Cheryl Bader (also a parishioner in favor) would very much like to be considered for residing at this site.

Thankyou and
Godspeed,
Frank Sassone