

Village of Hilton Zoning Board
Meeting Minutes of June 12, 2012
Approved July 10, 2012

Member's Present: Richard Bjornholm, Richard LaForce, Pat Holenbeck, Robert Hunte, Tom Scheg

Administration Present: Mike Lissow; Code Enforcement Officer, Mayor Joe Lee; Village Board Liaison, Trustees; Speer and Fowler, Amy Harter; Recording Secretary

Others Present: Dave Wright Alternate, Shannon Zabelny Alternate

1. Call the meeting to order at 6:30 p.m. with the pledge of allegiance to the flag.
2. Chairman Bjornholm explained the ZBA responsibilities.
3. Tom Scheg recused himself as a board member.
4. Chairman Bjornholm noted that as Member Scheg has recused himself, it was necessary to have Shannon Zabelny join the meeting as an alternate member.

ZONING BOARD SEGMENT

5. Application of the Hilton Volunteer Exempt Firemen's Association, 137 South Avenue, for a Conditional Use Permit to place an entrance identification sign at 135 South Avenue. Per Section 24-602-D, 8, of the Hilton Zoning Code, a Conditional Use Permit is required for any sign not located on the premise they identify.
 - a. Tom Scheg represented the application for the Hilton Firemen's Exempt Club. Mr. Scheg explained since the firehouse has relocated, there is need for a sign. The property at 135 South Avenue was purchased by FEMA and a deed restriction was added stating that nothing can be constructed in this location. The Village of Hilton requested and received permission from FEMA to install a sign. This sign must be in this particular location due to flood regulations. This action requires Zoning Board of Appeals decision.

- b. Chairman Bjornholm opened the public hearing at 6:40 p.m. Dave Wright stated the need for a sign is self-created and the primary focus for the use of the building is no longer for the firemen. He doesn't understand why existing landmarks such as McDonald's cannot be suggested to define the clubs location. Tom Scheg stated the building is hidden from the street and is a traffic safety issue. Mr. Wright said there have been no motor vehicle accidents there in all time he has lived there. Mike Lissow explained that this is not an Area Variance therefore a balance test is not required. The public hearing was closed at 6:44 p.m.
 - c. **Board comments:**
 - Member Holenbeck had no comment.
 - Member LaForce had no comment.
 - Member Hunte stated he is familiar with this project. He noted that there is no Village Officials signature on the application. The resolution from the June 2012 Village Board was read by Trustee Larry Speer.
 - Member Zabelny stated she has no problem with application. She continued that she was unaware of buildings existence in the three years that she has lived in the Village.
 - d. Member LaForce made a motion to approve the application as submitted for a Conditional Use Permit as per section 24-602 D8, this is an Unlisted action, no further SEQR is required, per an agreement between the Village and Monroe County, no further review is required, public comment has been noted, the motion was seconded by Pat Holenbeck, approved 5-0.
6. Application of the Hilton Volunteer Exempt Firemen's Association, 137 South Avenue, for a variance to allow a sign to be illuminated. Per section 24-602-1 such sign shall not be illuminated.
- a. Tom Scheg represented this application. He explained the need to identify the Exempt Club's entrance driveway location is crucial to the safety of motorists and local pedestrians.
 - b. Dave Wright insisted on displaying photos that he had taken, however the jump drive he provided did not work. As he stated earlier in the meeting, he is not in favor of installing a sign for this purpose.
 - c. Mayor Joe Lee stated the Fire Department's illuminated sign that was located nearby for several years and didn't cause an issue.
 - d. Chairman Bjornholm closed the Public Hearing portion of the meeting at 6:56 p.m.

Board Comments:

Member LaForce stated he has no issues with the application.

Member Holenbeck said there is a lot of lighting there currently, as long as light is not as invasive as it shows on sketch especially to the direct neighbor she isn't concerned about it.

Member Hunte said this is not an unreasonable and he is in favor of a variance as presented.

Member Zabelny asked if the sign will be illuminated 365 days of the year. Mr. Scheg answered yes the light will be directed down and that the reflector is u shaped. Member Zabelny stated she is not concerned as long as it will not flash and become a nuisance by turning on and off.

- e. Chairman Bjornholm clarified that the sign is 6' high, with a recessed fluorescent light. It will be on for 6 hours per night. Chairman Bjornholm noted his concern is for the residence next door on the south as this affects them directly. He asked if the light could be turned off by 11 p.m? Mr. Scheg stated a timer could be considered and that the committee is considering an electric timer instead of electric eye to address time frame that the light is off.
- f. There is no need for the Town of Parma to review the application and Monroe County is exempt by a current agreement with the Village of Hilton. This is a Type II unlisted action.
- g. A motion to approve was made by Member Holenbeck, for a variance to allow sign to be illuminated. Public input and members comments have been considered; the light must be turned off at 11 p.m. daily. The motion was seconded by Member Hunte, approved 5-0.
- h. At the time Chairman Bjornholm noted the Zoning Board of Appeals portion of the meeting is closed, and opened the Planning Board portion.
- i. Application of the Hilton Volunteer Exempt Firemen's Association, 137 South Avenue, for a variance to allow a sign to be illuminated. Per section 24-602-1 such sign shall not be illuminated.

Boards Comments:

Member Hunte encouraged a darker background than bright white, possibly to resemble wood. An example used is the Village of Hilton hunter green signs with gold lettering with decorative elements on top.

Member Holenbeck stated what is presented is a utilitarian style, she encouraged minor enhancements to improve the appearance.

Member LaForce agrees that the Welcome to Village signs are a good example.

Member Zabelny understands enhancing the style of the sign, understands need for a simple white sign.

This item is tabled for the next meeting with the above suggestions.

Tom Scheg rejoined the meeting at 7:25 p.m.

7. Application for a Preliminary Review of Matthew Martin proposing a deli at 4 South Avenue. The location is approximately 1500 square feet and will consist of a coffee bar on one side and the deli on the other. There will not be a hood system, just a microwave and toaster ovens. No exterior changes are proposed except they may repaint some trim as it is faded. He would like to operate for breakfast through midnight or one a.m.
 - a. The following items were explained to Mr. Martin:
 - The entrance and exits cannot interfere with pedestrian traffic. If there are tenants living upstairs, the renderings must show their entrance and egress.
 - Lighting needs to be addressed.
 - Refuse also must be shown
 - Drapes on windows must remain open. Doors cannot be covered by paper material - even during construction.
 - Signage must be reviewed by this board.
 - b. At the next meeting the applicant must provide a preliminary plan which shall include: Signage including "A frame", parking requirements, refuse, and lighting. If the submittal is completed, a Public Hearing will be held at the next meeting.

8. **REPORTS**

Larry Speer gave his report.

Mike Lissow gave his report.

Chairman Bjornholm gave his report.

9. **MINUTES**

Motion to approve the Zoning Board of Appeals May 8, 2012 meeting minutes as submitted, motion was made by. Motion approved Richard, Pat, approved 5-0

10. **DATES**

Next Scheduled Meeting

Tuesday, July 2012

Public Agenda Deadline

Tuesday, June 26, 2012

There being no further business, the meeting was adjourned at 8:25 p.m. Motion made by Richard LaForce, seconded by Bob Hunte approved 5-0.

Respectfully Submitted,

Amy Harter, Recording Secretary