

Village of Hilton Zoning Board
Meeting Minutes of December 8, 2015
Approved

Member's Present: Rick Bjornholm, Richard LaForce, Pat Holenbeck, and Murray Weaver

Member's absent: Shelly Kordish

Administration Present: Code Enforcement Officer Mike Lissow, Village Board Liaison Jim Gates, Village of Hilton Dept. of Public Works Superintendent Mike McHenry, Mayor Joe Lee, Debbie Jones Recording Secretary

Guests: Walt Horylev, Larry Gurrslin, Risa Juergens, Gary Inzana, Joe Inzana, Laura Inzana

Chairman Rick Bjornholm called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag.

Chairman Richard Bjornholm explained the functions and responsibilities of the Zoning Board.

PLANNING SEGMENT – 20 SOUTH AVE. – SITE PLAN APPROVAL

Application of Gary Inzana for site plan review to demolish the current structure at 20 South Avenue and construct a parking lot. Also construct an addition to 9 South Avenue. These addresses are Zoned Central Business District.

Gary Inzana stated his proposal is to demolish the home at 20 South Ave which would become a parking lot. His proposal is to add on to the garage at 9-11 South Ave. and be a 2 story building with 2 one bedroom apartments upstairs and retail on the lower.

Chairman Bjornholm asked about refuse. Gary does not anticipate a dumpster, possibly more totes with an enclosure for the totes.

Gary Inzana also noted that he met with Mike McHenry and Mike Lissow to discuss the concerns from the November meeting and all items were addressed adequately.

Member Comments:

Member LaForce asked Mr. McHenry if he was satisfied with his meeting with Gary Inzana. Mr. McHenry said he was satisfied. Mr. Lissow also stated he was pleased with the outcome of the meeting. Member LaForce then stated he has no issues with this application.

Member Holenbeck feels it would be important to tell the audience in attendance the issues that were in question.

Member Weaver has no additional issues.

Chairman Bjornholm read to the audience in attendance the Superintendent's Site Plan concerns that were from the November meeting (see attached.) This list will also be on file with these minutes.

Mike Lissow stated this has been turned into Monroe County Planning for their review but we have not heard anything back.

Public Comment opened at 6:41 p.m.

Walt Horylev, 73 East Ave. stated he has respect for the work Gary has done in the Village. However; years ago the Village hired an Architectural firm to design a plan to redo the Central Business District. Mr. Horylev does not feel that this project meets the intent of the layout they presented in 2001. Mr. Horylev does like the concept of this project but thinks it could be better.

Larry Gurslin, 165 West Ave. stated he feels Gary has been an asset to the Village. Mr. Gurslin asked Mike if any variances would be needed at this time. Mike stated not for the Site Plan Review. However; variances maybe needed when the plans for the building are finalized. Mr. Gurslin wondered if there was a need for a berm to the east of the back parking lot because of the residents living nearby. Mr. Inazana commented there are no changes to the parking lot, a berm would result in the loss of several parking spaces and feels it is unnecessary.

Mr. Inzana addressed Mr. Horylev's concerns regarding the parking lot. From a marketing point of view with the parking lot, they will see more of the building. The look of the building will dominate over the look of the parking lot. Walt asked if he can obscure the parking lot. Gary stated he is open to suggestions.

Code Enforcement Officer, Mike Lissow stated he had a resident from Hazen Street come into his office and discuss the drainage issue on Hazen Street. Mr. Lissow explained the proposal to have all drainage from the new parking lot directed to the South Avenue sewers. The resident was satisfied.

Mr. Lissow also clarified this is not a request for a property merge, all property lines are remaining as is.

Public Comment closed at 7:01.

Code Enforcement Officer, Mike Lissow read the questions from Part 2 of the SEQR application and the Board answered the questions. Member Laforce made the motion for a negative declaration under SEQR, seconded by Member Weaver, and approved 4-0.

This application has been tabled to the January 12, 2016 meeting waiting for comments from Monroe County.

REPORTS:

Chairman's Report	Richard Bjornholm gave his report.
Code Enforcement Officer	Mike Lissow gave his report.

Village Board Liaison Trustee Jim Gates gave his report.

MINUTES

Member Holenbeck made the motion to accept the Zoning Board of Appeals November 10th, 2015 meeting minutes; seconded by Member Weaver, and approved 4-0

DATES

Next Scheduled Meeting	Tuesday, January 12, 2016
Public Agenda Deadline	Tuesday, December 28, 2015

There being no further business, Member LaForce made the motion to adjourn the meeting at 7:40 p.m.

Respectfully Submitted,

Debbie Jones, Recording Secretary

Gary Inzana
Village Square Management

Public Hearing: December 8, 2015

Re: 9 & 20 South Avenue Project Hilton NY

At the November 10th 2015 Hilton Zoning and Planning Board meeting I presented a plan for removing the single family house at 20 South Avenue and installing a 9 space parking area. Also presented was a plan to increase the size of the adjacent building at 9 South Avenue. Specifically, to increase the garage part of the building to a 2 story addition of approximately 3200 sq. ft.

This letter addresses discussion points of the meeting as well as 10 items submitted by Mike McHenry Highway Superintendent.

Lighting will be located and properly sized to not glare and spill over onto neighboring properties and traffic.

The large trees on the Hazen Street side will be removed.

Any plantings on South Avenue will not impede sight visibility coming in or out of Hazen Street.

On Friday November 20th Mike Lissow, Mike McHenry and myself met at the site to discuss the 10 items in Mike McHenry's letter dated October 28, 2015.

After our meeting I believe the 10 discussion points in Mike McHenry's letter can be addressed as follows:

1. Storm Water. The new parking area shall be sloped towards a new private catch basin to collect the water and this basin will be connected to the storm sewer that runs down South Avenue.
2. Backfill. Backfill for the house basement will be stone and will be verified for compaction.
3. Trees. The 2 small trees on South Avenue can remain. If they are removed suitable street trees will be replanted. The rest of the green area on South Avenue will be grass and will not impede line of sight for pedestrians or vehicles.
4. Snow Removal. Our original plan showed a larger addition on the garage area of 9 South Avenue. By making this addition smaller we were able to realign the parking areas. Both the new parking area and the existing parking area in the rear of 9 South Avenue have been adjusted to allow more area for snow storage. If this added storage is still not sufficient in a heavy snow year, we may have to move it off site.

5. Entrance/ Exit. With the newer plan showing a smaller addition on the garage area of 9 South Avenue and using the building sidewalk as a curb we are able to move the entrance/exit to the parking area a bit further from the corner of South Avenue.
6. Curbing and painted lines. The parking area will have painted lines, but no curbing. Curbing will make plowing more difficult.
7. Gutters. There will be no gutters at entrances and exits as per suggestion of Mr. McHenry.
8. Grading at sidewalks .The entrance/exit to the parking area will be graded to the Hazen street sidewalks. Proper elevation of the parking area and driveway area is necessary to achieve this. Before the project is started we will present these elevations to Mike McHenry and Mike Lissow for their approval.
9. Lighting. Necessary lighting will be provided with proper illumination and minimal spillover to surrounding properties. I am a licensed electrician and will calculate the location and illumination necessary for the parking area and building and will submit this for approval if necessary.
10. Park benches. The park benches are a wonderful idea and I am happy to cooperate in this effort.