

Hilton Zoning Board of Appeals
Meeting Minutes of October 13th, 2020
Approved

ZBA Member's Present: Chairman Kim Fay, Murray Weaver, Pat Hollenbeck Shelly Kordish, Harry Reiter, and Linda Viney (alternate)

Village Board Present: Mayor Joe Lee

Administration Present: Code Enforcement Officer; Mark Mazzucco, Village Manager/Clerk; Shari Pearce and Recording Secretary; Debbie Jones

Guests: Tim Thomas, Patti Fryer, Danielle Mangene, Denise O'Toole, Dave & Debbie Montrallo, Dawn Kotin, Myke Merrill, Ed and Tami Mascadri, Angela Eicholtz, Joe Gibbons, Dale Provost, Louie Hauck, Robert Holden

Chairman Kim Fay called the meeting to order at 6:36 p.m. with the Pledge of Allegiance to the flag and a moment of silence.

ZONING SEGMENT – 337 PARMA VIEW DR. – CONDITIONAL USE PERMIT

Application of Danielle Mangene for the property located at 337 Parma View Drive for Conditional Use Permit for an in-home Business (Dog Grooming) per section 275-13B (3). This property is Zoned Residential.

Danielle Mangene stated she is a Certified Dog Groomer. Danielle stated she has worked at a salon and feels she would like to get away from the commercial aspect of the business and she would be able to be home with her children.

BOARD COMMENT/QUESTIONS:

Chairman Fay asked if there would be signage. Mrs. Mangene stated there will be no signage. Member Fay asked her about drop off and timing in between appointments. Mrs. Mangene replied that she would be coming out to the client's car to get the dog and walking the dog back out to the owner's car after their appointment. She will only be grooming 1 (one) dog per appointment, there will only be one specific entrance used and no outside cages or kennels. The only time a dog would be placed in a crate is if for some reason the client was running behind for pick up. Danielle believes she will only be doing 3-5 dogs a day or 20 a week, she has a little corner in her basement that she will be utilizing as her grooming station.

Member Holenbeck is concerned with the possibility of the increased traffic in the residential neighborhood. Mrs. Mangene stated she will be scheduling appointments far enough apart, that traffic will not be a concern.

Member Weaver inquired as to whether Mrs. Mangene would be fencing in her backyard. Mrs. Mangene stated possibly in a year, but it would be for personal use only.

Member Kordish had no questions.

Member Reiter had no questions.

PUBLIC COMMENT: Opened at 6:46 p.m.

Dawn Kotin, 314 Applewood Lane has concerns since it is a quiet, residential neighborhood. Mrs. Kotin stated she and some neighbors are concerned with dogs getting loose, many of the dogs living in that area have invisible/wireless fence and the increase in traffic. Mrs. Mangene re-iterated the dogs will be leashed and appointments will be appropriately scheduled as to not increase the traffic in the area. Chairman Fay stated no other communication was received with concerns regarding this application and no one else was present from the neighborhood to present their concerns. Chairman Fay stated he spoke to his dog's groomer and asked her how she keeps it running smoothly, it is all on how you handle the scheduling.

Public Comment: closed at 6:48 p.m.

Member Holenbeck made the motion to accept the application of Danielle Mangene for the property located at 337 Parma View Drive for Conditional Use Permit for an in-home Business (Dog Grooming) per section 275-13B (3), with the following condition:

- This permit will be reviewed in 6 (six) months, April 2021.

Seconded by **Member Kordish**, approved 5-0.

ZONING SEGMENT – 49 RAILROAD AVE. – CONDITIONAL USE PERMIT

Application of Edward Mascadri for the property located at 49 Railroad Avenue for Conditional Use Permit for a Child Daycare Center per section 275-20C (2). This property is Zoned Limited Commercial.

Edward Mascadri presented this application stating he and his wife, Tami were born and raised in Hilton. They have offered home childcare service in the North Greece area. They need the approval for the Conditional Use Permit to be able to continue to the next step with the State Licensing for Daycare – Office of Children and Family Service.

BOARD COMMENT/QUESTIONS:

Member Holenbeck is concerned with the fact of there being no green space anywhere around the building. Member Holenbeck thought this would be vital for a Daycare setting. Mr. Mascadri stated the entire building will be getting an \$80,000. - \$100,000.00 makeover. However, everything including the outside of the building will need approval from the Office of Children and Family Service.

Chairman Fay asked who would be doing the work, Mr. Mascadri stated Hauck Construction, who is also present at the meeting, would be doing all the work. Member Fay inquired as to how

many employees would be working at the Daycare. Mr. Mascadri stated that it depends on the ages of the children, probably looking at 3-5 employees.

Member Weaver asked if they would be utilizing the entire building and questioned the parking area. Mr. Mascadri stated they would be utilizing the entire building and right now the parking lot has about 15-20 parking spaces. Member Weaver does have concerns with this location being used for a Daycare.

Member Kordish asked what the age range of the children will be. Tami Mascadri stated between 6 weeks and 5 years old.

PUBLIC COMMENT: Opened at 7:07 p.m.

Maureen Spindler, 175 Lake Avenue stated that building is an eyesore. Give the Mascadri's a shot with the Daycare business.

Dale Provost, 9 Sunny Slope Dr. and a representative for the Hilton Baptist Church asked Mr. Mascadri if they can investigate the fence that runs between their two properties, seems the snowplow for the 49 Railroad Ave. property always hit the fence. Mr. Mascadri told Mr. Provost they want to be a good neighbor and community member. They will check into fence.

Myke Merrill, 202 Lake Avenue also had concerns with traffic flow, the Lake Avenue/Railroad Ave./Old Hojack Lane intersection and green space. Mr. Mascadri again stated all of this goes before the NYS License for Childcare/Office of Children & Family Services. They have the final word if this is a suitable area.

Patty Fryer, 455 Walker Rd is a bus monitor and states this is such a high traffic area. Mrs. Fryer cannot imagine emergency vehicles being able to handle an emergency at this property, parents dropping off and picking up their children, and the blind spot on Railroad Ave. as you are heading west/east around the curve on the northside of 49 Railroad Ave.

Public Comment: closed at 7:15 p.m.

With all persons being heard, **Member Holenbeck** made the motion to accept the application of Edward Mascadri for the property located at 49 Railroad Avenue for a Conditional Use Permit for a Child Daycare Center per section 275-20C (2). This property is Zoned Limited Commercial. Seconded by **Chairman Fay**, approved 3-2-0 (**Members Fay, Holenbeck & Reiter voted Yay. Members Weaver & Kordish voted Nay.**)

PLANNING SEGMENT – SITE PLAN – 169/171 LAKE AVENUE

The application of Providence Housing Development Company for Preliminary Site Plan review for properties located at 169/171 Lake Avenue to construct a Senior Housing Apartment Complex. This property is zoned PRD-S.

Code Enforcement Officer noted at the Board of Trustee's September 1st, 2020 meeting two changes; one additional parking space has been added and the acreage has decreased by .5 acres.

****Note –** At the Village of Hilton Board of Trustee’s September 1st, 2020 meeting the Monroe County Department of Planning reviewed and determined this to be a local matter. Also, the Board approved the SEQOR, recognizing the changes and to make a negative declaration.

Angela Eicholtz, Director of Development for Providence Housing Development Corp. stated at the September 1st, 2020 Village of Hilton Board Meeting, they voted to rezone these properties from Residential (R) to Planned Residential District-Senior (PRD-S). The plan is to develop a two story, 40-unit senior living site. There will be 1(one) parking space per unit and reserve land for the balance of the code required parking. The former church will be repurposed as a public facility for programs including wellness, education, and wellness. This is not designed to duplicate current programs offered by the Hilton Parma Recreation Department.

BOARD COMMENT/QUESTIONS:

Member Weaver asked if its needed, will there be more units built in the future. Angela stated no, there will only be the 40-units. Member Weaver asked if there would be Providence staff onsite. Angela said there will be full-time management (office manager) and maintenance.

Member Holenbeck is concerned about the parking, who determines if they need more parking. Angela stated Stantec comes back to the Village with another Site Plan Review.

Member Kordish with only one parking space being allotted to each unit, are they only single units? Angela stated most are single unit apartments. However, there will a few units for two, possibly 3 people.

Chairman Fay what will be the age requirements, and will each unit be handicap accessible? Where he lives you cannot get a wheelchair through the doorways. According to Angela, it will be 55 years old and older and yes, they will be handicap accessible. Chairman Fay asked if there will be a “party room” in the main building for the residents. Angela said there will be a gathering room.

Chairman Reiter is very concerned with stormwater runoff, not only for the new building but for the residents to the north. Tom Palumbo the Engineer with Stantec said they will be providing a complete stormwater management analysis.

Member Viney inquired as to the entrances/exits, there are 3? Tom Palumbo with Stantec stated yes, there will be 1 main entrance and 2 exits.

Shaun Logue from MRB Group said there will be a traffic analysis done.

PUBLIC COMMENT: Opened at 7:40 p.m

Maureen Spindler, 175 Lake Avenue asked if they were keeping the steeple and the windows. Angela stated they are keeping the steeple; it depends on the status of the windows.

Maureen mentioned how nice it would be if parking could be shared and asked if there will be a service offered to the new residents to transport them to TOPS, CVS, etc. other than an Uber.

Angela stated they have not decided on those details yet.

Maureen mentioned there is still a distinct slope to the north and east.

Robert Holden, 27 Peach Blossom Rd. S spoke about the repaving of the St. Leo’s Church parking. He states the parking lot had more done to it than just a mill and fill. There are areas which still pool water. Shaun from MRB again stated this all will be addressed with the stormwater management analysis.

Public Comment: closed at 8:05 p.m.

