

Joseph M. Lee, Mayor

TRUSTEES

Andrew J. Fowler

Sherry A. Farrell

Larry W. Speer

Shannon Zabelny

Shari Wilson-Pearce Village Manager/Clerk

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Hilton Zoning Board of Appeals
Meeting Minutes of December 14, 2021
Approved

ZBA Member's Present: Acting Chairperson Nicole Pennock, Pat Holenbeck, Harry Reiter

Village Board Present: Village Board Trustee; Larry Speer

Administration Present: Code Enforcement Officer; Mark Mazzucco, Secretary; Debbie Jones, Office Clerk; Aimee Doser

Member's Absent: Chairperson Kim Fay and Joe Ruta

Guests: William DeGraeve, Bonnie DeGraeve, Robert Baker, Marco Mattioli, David Matt (Shultz Associates), Kevin Hall, Sue Toal, Cameron Knaub, Dave Willard (MRB Associates)

Acting Chairperson Pennock called the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag and a moment of silence.

Acting Chairperson Pennock declared for the minutes, that a quorum is present so the meeting may proceed as planned.

MINUTES:

Member Holenbeck made the motion to accept the minutes of November 4th, 2021, seconded by **Member Reiter**, approved 3-0.

Acting Chairperson Pennock made the motion to accept the minutes of November 9th, 2021, seconded by **Member Holenbeck**, approved 3-0

REPORTS:

Village Board Liaison Larry Speer - Gave his report
Code Enforcement Officer Mark Mazzucco - Gave his report
Mayor Joe Lee - Not present

Member Holenbeck read the Explanation of the Zoning Board of Appeals procedures.

PUBLIC HEARING 150-170 OLD HOJACK LANE -SITE PLAN REVIEW CONTINUED

The application of Marco Mattioli, for Site Plan Review for property located at 150 Old Hojack Lane to construct a Self-Storage Facility which will include approximately 52,800 square feet of indoor storage space and 91 outdoor storage spaces (15ft x 30ft), 22 outdoor spaces (15ft x 20ft) The project will be completed in phases. This property is zoned Light Industrial.

Project Engineer, David Matt, presented the current overview of this project. The general scope of the project is a self- storage unit with paved outdoor parking. The entire site will be fenced in with a 6' high fence with a more decorative fence in the front to add curb appeal along with landscaping. There is a substantial storm water feature on this property that will discharge to the pond and adjacent land the property owner already owns. He also noted there is a sanitary sewer easement that runs around the pond, and the Village will continue with the easement. Dark sky compliant security lights (sconces and pole lighting) are planned for the project. All electric utilities will be underground for the proposed development. Fire protection and hydrant access will be sufficient. Shifted sanitary sewer just in case needed. Rules to restrict certain items in storage were given to Code Enforcement Officer, Mark Mazzucco. With the reduction of the project, we are down to under 10 acres which lessens the requirements.

Mr. Matt stated he attended the Town of Parma meeting; they approved the swale and Mr. Matt is waiting for the written approval from Parma for the swale; Mr. Matt stated the Town of Parma declared the Village of Hilton the lead agency for this project. DEC and Army Corps of Engineers have been contacted, they do not require a permit for this project he is waiting for that paperwork for the SWPPP.

Mr. Willard noted the following:

- On the EAF, number 13 should be checked yes, as there is encroachment on the wetlands.
- Also due to not having the facility non- fire sprinklered, a list of restricted materials for the facility has been given to Code Enforcement Officer, Mark Mazzucco.
- Deed easements will need to be reviewed by the Village Attorney.

The Village will have an easement and an agreement to the storm water management facility agreement to assure that the Village can go in there if the property owner fails to maintain the pond.

Acting Chairperson Pennock opened the public hearing at 6:41 p.m.

All who wish to speak please raise your hand and be recognized by the Chairman so your comments may be recorded in the minutes.

PUBLIC COMMENT:

Bonnie DeGraeve, 181 Collamer Road asked about the access to Collamer Road. Mr. Matt stated there will be no access to Collamer. Mrs. DeGraeve also inquired as to why they did not receive notices regarding this project as it does infringe somewhat in their area. The process was explained on the notification to residents a) within 200 ft. of the property b) legal notice was published by the Village of Hilton and a copy was sent to the Town of Parma. Code Enforcement Officer, Mark Mazzucco stated there has been 3 mailings to Village addresses, a legal notice in the Westside News, a sign goes on the property that is up for review and the legal notice is posted on our bulletin board in the Community Center.

Cameron Knaub, 180 Collamer Road asked if the lights would be blaring. Mr. Matt stated they will be dark sky lighting, pointed down, it will be .1-foot candle at the property line. Will be able to see a light, but it will not be a glowing light.

Sue Toal, 197 Collamer Road asked if the drainage will be to the north into the ditch. Mr. Willard stated the north end has the pond created and the treeline on the east side is Parma, it will drain into the ditch. Mrs. Toal stated they have had issues in the past with the ditch flooding and the Town of Parma has been wonderful fixing the issue. Mr. Willard stated the run-off water should be reduced by draining it to the pond (treatment pond). Mrs. Toal inquired if there would be an employee on site, Mr. Matt stated there will not be an office on-site. Anyone who leases a storage unit will be given a personal passcode to gain access to the facility. There will be cameras on site.

Town of Parma residents took this opportunity to view the plans and maps of the project and the landscaping was discussed.

With all being said, Code Enforcement Officer, Mark Mazzucco reviewed the 11 questions on the SEQR with the Zoning Board.

Acting Chairperson Pennock made a motion to approve an unlisted negative declaration, seconded by **Member Holenbeck** and approved 3-0.

Board Discussion:

Acting Chairperson Pennock suggested holding off on approval until all letters of approvals are in.

Code Enforcement Officer, Mark Mazzucco stated since the request for a 6 (six) foot fence meets the requirements, the Board may want to consider adding the fence approval in as a condition.

Dave Willard stated the public hearing can be closed contingent upon approval by the Army Corps of Engineers, DEC and the letter from the Town of Parma releasing them as Lead Agency.

Acting Chairperson Pennock closed the Public Hearing at 7:16 p.m.

Member Holenbeck made the motion to approve the application of Marco Mattioli, for Site Plan Review for property located at 150 Old Hojack Lane to construct a Self-Storage Facility which will include approximately 52,800 square feet of indoor storage space and 91 outdoor storage spaces (15ft x 30ft), 22 outdoor spaces (15ft x 20ft). This property is zoned Light Industrial. The project will be completed in phases with the following conditions:

1. The fence will be 6' (six) feet in height all around the property.
2. This motion is contingent on approval letters from the Army Corps of Engineers, DEC, and the Town of Parma.

Seconded by **Chairperson Pennock**, and approved 3-0

Next Meeting: Tuesday January 11th, 2022

There being no further business, **Chairperson Pennock** made the motion to adjourn the meeting at 7:19 p.m.

Respectfully Submitted,

Debbie Jones, Secretary