

Hilton Zoning Code Update Public Meeting #1
June 3, 2024, 5:30-7:30PM
Hilton Community Center 59 Henry Street, Hilton, NY 14468

Meeting Summary

On Monday, June 3rd from 5:30-7:30PM, the Village of Hilton held its first public meeting to educate the public about the zoning code update, inform the community of the overall process, and receive feedback on the key issues and opportunities with the existing zoning code. 34 people attended the meeting.

The meeting followed an open house format, allowing members of the public to drop in and provide feedback any time within the two-hour time period. Six boards were displayed around the room to provide more information on the zoning code update. Consultant team members were available at a few of the board stations to engage with community members and answer questions.

The board stations included:

1. Station #1: Zoning 101 / What is Zoning?
2. Station #2: Key Objectives of Zoning Code Update
3. Station #3: Project Timeline
4. Station #4 SWOT Analysis
5. Station #5: What We've Heard So Far
6. Station #6: Interactive Mapping Exercise
7. Station #7: Survey
8. Station #8: Free Thinking / Open Comment Board

Attendees were also encouraged to take the Village of Hilton Zoning Code Update survey online or in person at the meeting with a paper copy. A list of attendees is provided in Appendix A. Photos from the public meeting pictures are included as Appendix B.

Station #1: Zoning 101/What is Zoning?



Zoning is a land use tool designed to help implement a municipality's comprehensive plans. Future growth and development of the municipality is controlled by zoning, which furthers the objectives of the comprehensive plan.

Zoning has 3 main components:

- 1 Uses**
Regulates uses allowed in each district.
- 2 Density**
The intensity of uses by setting minimum and/or maximum lot sizes, and restrictions on number of residential, office, or other units allowed in buildings within zoning districts.
- 3 Siting**
Siting refers to where on a parcel primary and accessory structures can be built through setbacks, height limitations on building certain areas, such as floodplains or on steep slopes.

Station #2: Key Objectives of Zoning Code Update

VILLAGE OF HILTON

ZONING CODE UPDATE OBJECTIVES

- ◆ Streamline & Transparent Development Review Processes
- ◆ Redefining Central Business District & Industrial District(s)
- ◆ Reevaluating Zoning District Boundaries to Align with Current Neighborhood Characteristics
- ◆ Creative Land Use Strategies & Map Updates
 - Incentive Zoning
 - Mixed-Use Overlay District
 - Planned Unit Development District (PUD)
 - Architectural & Mixed-Use Design Guidelines
- ◆ Reflect the vision, values, and guiding principles of the recently adopted Comprehensive Plan (2020)
 - Livability
 - Service
 - Innovation
 - Sustainability
 - Community
- ◆ Smart Growth Strategies & Principles
 - Attractive Community
 - Economically Strong
 - Socially Diverse
 - Resiliency

Station #3: Project Timeline



Station #4: SWOT Analysis

Attendees were asked to place a post-it note with a zoning or land use topic/issue for each designated section of a quadrant showing strengths, weaknesses, opportunities and threats.

Strengths: We've got it and want to keep it

- Library in the village and walkable
- Main Street- vintage/ traditional look and feel
- Library in the village
- Traditional Main Street with a downtown feel
- Updated Library in Village

- Downtown-traditional Main Street character, Keep buildings up front and parking in back
- Library in the Village not at Town Hall
- Village Parks
- When you buy a house in a village you expect a village feel, not self-storage and apartment complexes

Weaknesses: We've got it but want to get rid of it

- Update Main St Building fronts
- Empty/ falling down buildings
- Make Main St more attractive (fix buildings)
- Storage units
- No more pizza
- Too much self-storage (x2)
- Ugly buildings on Main St.
- Too many pizza places
- RV ordinance needs to be revised

Opportunities: We don't have it but want it

- A farmer's market
- An urgent care facility
- Good coffee shop- locally run
- Farmer's market/ gardens
- Hardware/ home improvement stores
- Dunkin, Starbucks or a good coffee shop
- Creekfront commercial or multi-family, not sure where
- Comprehensive drainage evaluation
- Coffee shop- small local would be preferred (pharmacy one is not sufficient)
- Extend sidewalks to reach more village residents
- Improve access and safety of residents in Village

Threats: We don't have it and don't want it

- More fast-food chains and Walmart
- Update Main Street buildings a few need major renovations
- Major chain
- Residential Rentals
- Big Box
- No cannabis
- An industrial feel

Station #5: What We've Heard So Far



The following topics have been identified by the Advisory Committee as potential focus areas for the zoning code update:

- Mixed-Use Overlay District
- Incentive Zoning District
- Central Business District – Enhancement and Commerce
- Parking Deficiencies
- Underutilized Properties & Infill Redevelopment
- Livability & Sense of Community
- Short-term Rentals



Station #6: Interactive Mapping Exercise

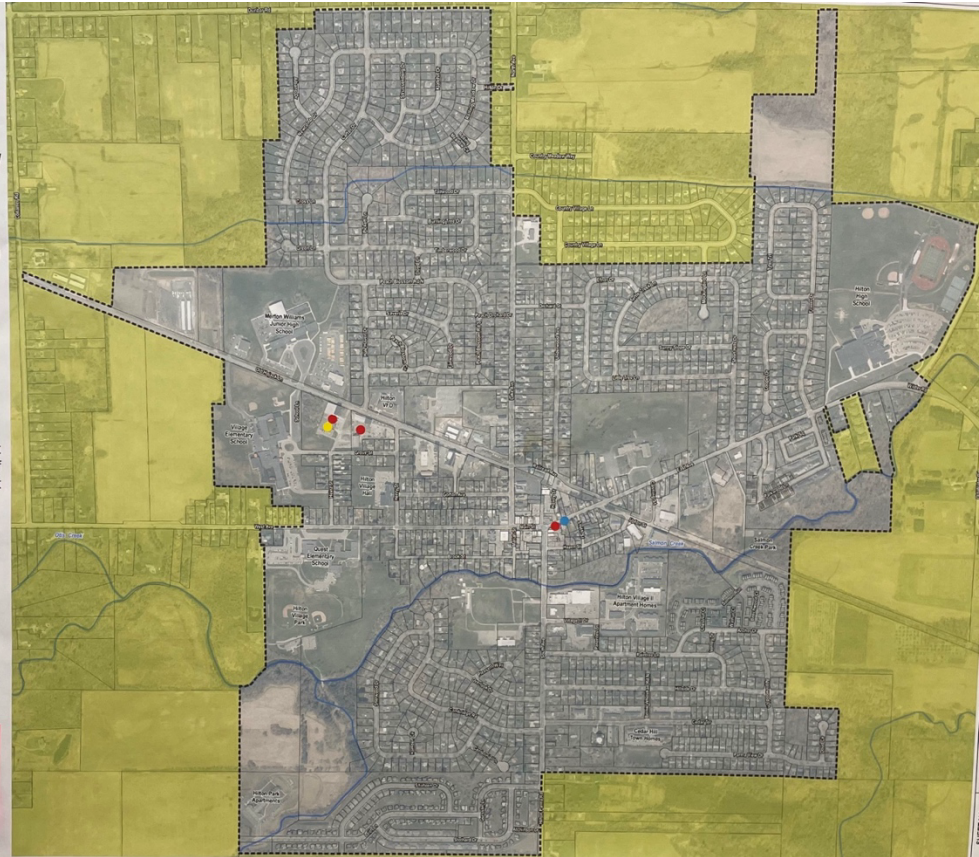
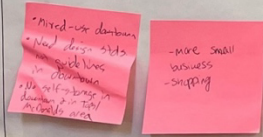
Attendees were asked to place a sticky dot on the map corresponding with the type of development they wanted to see in the Village of Hilton. An image of the map is included below.

What would you like to see in Hilton?

Directions

Let us know what type of development you would like to see in the Village of Hilton using the following sticky dot categories:

- Red: Commercial Development
- Blue: Residential Development
- Yellow: Industrial Development
- Green: Open Space & Recreation



Comments received included the following:

- Mixed downtown
- Need design standards not guidelines in downtown
- No self-storage in downtown and in Tops/McDonalds area
- More small business
- Shopping

Station #6: Free Thinking/ Open Comment Board

Attendees were asked to write down one big idea for the Village of Hilton.

Comments:

- Hallmark Charm to Main Street and Village
- An urgent care facility located with parking maybe not “Main St” but somewhere else
- Dunkin or Starbucks
- We have parking for the bus which is no longer in high demand. Opening up the space will help with more parking
- Rec space for outdoor (summer) indoor (winter) think volleyball, cornhole, basketball
- Local business is hard to get to:
 - Low/no parking
 - Awkward road access
- No more self-storage or apartment complexes
- Clean up store fronts. Few buildings on Main Street look just awful
- A gathering place that you can gather at night. No Alcohol
- Keep Library in Village. Buy buildings to expand if necessary (x3)
- Utilize more of the village park area
- Coordinate the colors of store fronts on Main Street

Appendix A:**Project Team:**

Shaun Logue, MRB
Angelina White, MRB
Stephanie Hyde, Highland Planning
Tanya Zwahlen, Highland Planning

Attendees:

Kari Ann Merrick
Lea Cromwell
Jay Cromwell
Craig Dean
Kim Fay, Zoning Advisory Committee Chair
Debra Hebing
Jason Hodges, Resident
Ryan Hodges, Hilton Resident
Pat Hohenbeeck, Resident
Mark Hunle
William J. Pettine, Hilton Resident
Carol Jones
Dave Jones
Ignatius LaDelfa, Zoning Advisory Committee
Eileen Lanzafarne, Resident
Joe Lee, Resident
Dan M., Resident
Greg Merrick
Myke Merrill, Resident
Gary Oakden
Lair Oeam, Resident
Shari Pearce, Village Manager
Mary Pettine, Resident
Liam Rathbone
Rob Reimer, Zoning Advisory Committee
Gabrielle Schilling, Resident
John Steinmetz, Resident
Steve Vallone
Stephanie Vallone
Eric VanAken, Resident
Katie Weis,
Dave Wright, Hilton Resident
Jean Z., Hilton Resident
Shannon Zabelny

Appendix B: Meeting Photos

