

Joseph M. Lee, Mayor

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Sherry A. Farrell

Larry W. Speer

Shannon Zabelny

Shari Wilson-Pearce Village Manager/Clerk

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Village of Hilton Zoning Board
Meeting Minutes of May 14th, 2024
Approved

Member's Present: Chairman Kim Fay, Nicole Pennock, Joe Ruta, Elaine Begy, Harry Reiter

Member's Absent: Paul Cliff (Alternate)

Administration Present: Code Enforcement Officer; Mark Mazzucco, Recording Secretary; Aimee Doser, Mayor; Joe Lee, Village Board liaison Larry Speer

Guests: Craig Burritt, Dale Nesbitt, Dave Wright, David Zajonczkoski

Chairman Kim Fay called the meeting to order at 6:30 p.m. with the Pledge of Allegiance and a moment of silence.

Minutes: **Chairman Fay** made the motion to accept the April 16th, 2024, Village of Hilton Zoning Board meeting minutes, seconded by **Member Ruta** and approved 5-0.

Reports:

Village Board Liaison Larry Speer

Village Board Liaison Mark Mazzucco

Code Enforcement Officer Mark Mazzucco

Mayor Joe Lee – No reports given.

Member Begy read and explained the procedures of the Zoning Board.

PUBLIC HEARING OPENED AT 6:43 P.M.

ZONING SEGMENT – 135/137 SOUTH AVE, – AREA VARIANCES – SIGN

- Application of Hilton Exempts Club, 137 South Avenue for two (2) Area Variances to install a sign with:
 1. A width of 8 feet and a height of 4 feet, 32 square feet in area-per Section 275-37 H 1(c)(3)(c)—Maximum sign area is 20 square feet in area.
 2. Internal illumination, per Section 275-37 H 1(c)(3)(d)-Internal lighting is not permitted. This property is zoned Residential District.

BOARD QUESTIONS/COMMENTS:

Craig Burritt stated that the sign will be an 8x4, it does have internal lighting, 5-6 feet long or whatever is allowed. He said there is already electricity running out there for the existing sign, so they're just replacing that existing sign.

Member Pennock asked if the new sign will be in the same exact spot.

Craig Burritt confirmed that yes it will be.

Chairman Fay asked if this one will also be up on posts.

Craig Burritt stated that the new sign slides down onto aluminum posts.

Dave Zajonczkoski said that this new sign gives the ability to change signs for events where the current sign does not.

Chairman Fay stated that the Zoning Board has allowed other signs like this, it doesn't interfere with vision when driving, lights are not distracting, and he feels it fits just fine.

Craig Burritt said that there will just be grass underneath the sign, no blocks or bricks below it, same as right now

Chairman Fay asked if they will be dimming lights at night.

Craig Burritt stated that yes, they will have the sign on a timer.

Member Pennock asked what the timer does.

Craig Burritt stated that it will dim the sign at night.

Member Pennock asked what time.

Craig Burritt stated that they are not sure yet, but they can set it to an agreed upon time.

Member Pennock asked to keep it consistent with what the timer is now.

Dave Zajonczkoski said that the difference is that the current sign is externally lit, and the new one will be internally lit.

Member Pennock stated she thinks it will be an improvement because you can change what is on the sign and people can be more aware of what's going on.

Craig Burritt said yes, they can change it and advertise better.

Member Pennock said that the current sign has the address on it, but the new one doesn't.

Larry Speer said that if they found the sign then they found the building, so he thinks that is ok.

Dave Zajonczkoski stated that it's on social media too - the address and phone number.

Dave Wright asked if there will be static on display sign, like a movie marquee, not constantly scrolling to advertise for things.

Dave Zajonczkoski stated yes, internally lit like a marquee, not scrolling.

CLOSED PUBLIC HEARING AT 6:52PM.

Member Ruta said he sees no issues with the new sign, it will be an improvement, it can be updated for events, and can be used to advertise the carnival.

Member Reiter stated that the Village has only allowed internal lighting because the old style is not bright, and we are re-writing the code for that. His concern is this setting a precedent for signs to come as we aren't allowing this style, we will only be allowing LED signs. How can we turn someone down on main street if we allow one like this.

Chairman Fay stated we can allow them until the code is re-written.

Member Reiter stated that when he drives by St. Paul's Church, their sign is not that bright, and he is worried this might be bright like a marquee.

Dave Zajonczkoski said it is not going to be quite as bright as a marquee.

Craig Burritt stated that it can be turned down.

Member Reiter asked if it needs to be lit.

Craig Burritt said at night, especially in the winter when people are looking for the place and it gets dark early, they would like to have a noticeable sign for people to find it.

Member Reiter asked if it can be turned off before 12 midnight, maybe 10pm. He feels the events held there would've already started way before dark so the sign would not need to be lit that long.

Craig Burritt stated that the timer can be adjusted.

Member Reiter stated he still doesn't know how the board can justify this one.

Dave Zajonczkoski stated that he doesn't think the new sign is much brighter than the old one.

Code Enforcement Officer Mark Mazzucco said the Zoning Board can take it on a case-by-case basis.

Dave Zajonczkoski asked how many have approached the Zoning Board for a sign like this one.

Member Pennock stated none.

Member Reiter stated because it's not allowed.

Member Pennock said that because it is in a highly lit area of the village, the Zoning Board will allow this, and it is set back off the road too.

Member Begy said she thinks it's a great idea. The closest house has a hedge row so you cannot see the sign until you get into the village past that hedge row. People that live here know where this place is but people coming out of town will need a sign.

Member Pennock made the motion to approve the application of the Hilton Exempt Club at 135/137 South Ave, for two (2) variances for a sign, one for dimensions and one for illumination, with a note that we are allowing the illumination because of the highly illuminated area of the Village that the sign is in and that it will have a shut off timer of midnight.

Member Ruta seconded the motion.

Motion Approved 5-0

DATES:

Next Scheduled Meeting	Tuesday, June 11, 2024
Public Agenda Deadline	Tuesday, May 21, 2024

There being no further business, **Chairman Fay** made the motion to adjourn the meeting at 7:02 p.m.

Respectfully Submitted,
Aimee Doser, Office Clerk