

**Village of Hilton Planning Board  
Meeting Minutes of October 16, 2006  
Approved November 14, 2006**

Members Present: Joe Galatio, Mark Hedberg, Robert Hunte

Members Absent: Dana Brunett, Chairman John Steinmetz

Others Present: Myke Merrill, David McCracken, George Marek

1. Called the meeting to order at 6:30 p.m. with the pledge of allegiance to the flag.
2. Chairman Steinmetz explained the Planning Board's responsibilities and functions.

**3. SIGN REVIEW**

Proposed Action-	Sign Review
Applicant-	Myke Merrill
Location-	Depot Salon & Spa, 51 Railroad Avenue

- a. Myke Merrill was present to represent this application. The business name has been changed to Depot Salon & Spa. They are proposing a 4' x 2.5' wall mounted, east facing sign above right side window. This is the only sign for this business. This property is zoned Limited Commercial. There is an existing wall mounted light.
- b. The zoning code states there is 9 square feet maximum for signs. Vice Chairman Hedberg suggested the sign not be flat, and possibly upgrade the appearance by adding relief to the sign. He stated that an approval could be granted temporarily, as the sign would be reviewed again in one year. Vice Chairman Hedberg shared that the village is instituting a sign committee to improve the appearance of all signs within the village.
- c. The board discussed the future adjustment to the sign law, and the option for the applicant to come before the Planning Board prior to the end of the year to seek approval to modify and improve the sign.
- d. Mayor Gurslin explained the reasoning behind the future changes to our zoning law to the applicant. Mr. Merrill stated it is a struggle to the business owners to understand the laws and stated that business owners do not have the capital to afford the signs that the village may be looking to have installed.
- e. Vice Chairman Hedberg asked for motion to approve the sign as submitted temporarily for one year, Joe Galatio made the motion, seconded by Bob Hunte, approved 3-0.

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**4. SITE PLAN REVIEW**

Proposed Action- Storage Units  
Applicant- George Marek  
Location- 650 Lake Ave

- a. Mr. Marek was present to discuss the possibility of placing storage units on his property for equipment. They would be painted to match the building. Photos have been provided. These are metal containers and are completely enclosed. Mr. Marek explained his intent is to store equipment for the winter and hopefully improve the neighborhood, as the neighbors are not happy to view his equipment.
- b. Mr. Marek stated the units would be out of view as it is to be placed behind the building. These are meant as cargo containers and are movable with a forklift. Mayor Gusslin feels that this should be a temporary item. There would be no electricity to these units.
- c. After some discussion the board agreed that there is no need to act on this item.

**5. CONCEPTUAL REVIEW**

Proposed Action- Storage Buildings  
Applicant- George Marek  
Location- 650 Lake Ave

- a. Mr. Marek explained that his office receives requests for storage space. He is approaching the board to discuss constructing a metal storage building on his property.
- b. Vice Chairman Hedberg explained that depending on the type of businesses that may rent this space, approvals may be required by the Planning Board. He went on to explain that architectural presentation will be a factor in the approval process.
- c. Bob Hunte explained that the board had approved mini storage units at this address previously.
- d. Mayor Gusslin commented the sidewalk stops at this address, and it was under consideration to be extended, however, the Town of Parma was not interested in requiring that a sidewalk be installed.
- e. Vice Chairman Hedberg asked for a motion to approve the conceptual plan as presented, Bob Hunte made the motion, seconded by Joe Galatio, approved 3-0.

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**6. SIGN REVIEW**

Proposed Action- Ameriprise Financial Services  
Applicant- John McCampbell  
Location- 20 Main Street

- a. There was no one present to represent this application. Mr. McCampbell called to explain his representative lives in Amherst, NY and could not attend due to inclement weather in Western NY. He stated he would be available by cell phone as he is located in Knoxville, Tenn. The purpose of these changes is due to a business name change.
- b. The applicant is applying for three (3) wall mounted signs. They are as follows: One (1) 13" x 41" on the south elevation, one (1) 17" x 55" on the east elevation, and one (1) 8"x26" on the south elevation. There is also one (1) 6" x 24" door sign.
- c. The letter submitted to the Village states that the planning board recently approved signs for this location. No one on the board could recall a recent approval for this address. The Planning Board agreed to review this information as a new application.
- d. Vice Chairman asked for a motion to approve the application temporarily for one year, and offered the suggestion to contact Chairman Steinmetz or Mark Hedberg for additional suggestions regarding sign's design, motion made by Bob Hunte, seconded by Joe Galatio, approved 3-0.

**7. DISCUSSION**

- a. Mayor Gurslin explained that the property at 28 Sunny Slope is up for auction. The village will have to purchase this property back as it was to be deeded to the village. However, the process was not followed through, and the property is being sold for back taxes.
- b. Unionville Station property is to be deeded to the Village as part of the village park. If this property is not deeded to the village, village officials will not attend the grand opening ceremony of the Unity Health Senior apartment facility nor will they be allowed to install temporary signage promoting occupancy of this development.
- c. Dana Brunett joined at the meeting at 8:20 p.m.
- d. The Planning Board recommends that the Village Board of Trustees adopt the proposed land development regulations as submitted, 4-0.

**8. REPORTS**

- a. Liaison's Report- No report given.
- b. Code Enforcement Officers Report- No report given.
- c. Chairman's Report- No report given.
- d. Member's Report-No report given.

**9. DATES**

Next Scheduled Meeting                      Tuesday, November 14, 2006  
Agenda Deadline                              Monday, October 31, 2006

There being no further discussion, the meeting was adjourned at 8:45.

Respectfully Submitted,

Amy Harter, Recording Secretary