

**Village of Hilton Planning Board
Meeting Minutes of April 17, 2007
Approved May 14, 2007**

Members Present: Chairman Mark Hedberg, Chris Brower, Robert Hunte, Joe Galatio

Others Present: Mike Lissow, Trustee Walt Horylev, Ken Sixt, Peter Miles, George & Mary Marek, Mark Valentine, Dina Carbone

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

3. SITE PLAN REVIEW

Proposed Action-	Sign Review
Applicant-	Peter Miles
Location-	32 Main Street

- a. Peter Miles was present to represent this application. He is the new owner of the Hilton Family Pharmacy.
- b. Mr. Miles provided new dimensions for these signs today and were distributed to the Planning Board. Mike Lissow explained that the existing window signs and the proposed signs do not exceed the maximum signage allowed. The village code allows one sign for each business and will not exceed the maximum.
- c. The signs will be blue in color and will state "Hilton Family Pharmacy" in upper case letters and the other will state "The Coffee Corner", which will be in lower case letters.
- d. The board agreed that $\frac{1}{4}$ - $\frac{1}{2}$ of relief is sufficient. The background will be sandblasted and the letters will protrude from the sign. The colors will be a dark blue background with white letters. Bob Hunte said the sign is clutter free and is pleased with the clean appearance.
- e. The rear canopy has two areas for signs (that is owned by the village) Mike Lissow said that he spoke to Tom Tilebein and he stated the purpose for the awning was to showcase signs. Bob Hunte felt that two signs are appropriate on the rear of the building.

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- f. Chairman Hedberg asked for a motion to approve the pharmacy signs: 3 signs total, one 34'' x 173'' facing south, one sign not to exceed 34'' x 173'' facing west, and the north facing sign not to exceed 15 sq ft. The signs will have a sandblasted background in blue with raised white letters as presented. The motion to approve was made by Joe Galatio, seconded by Bob Hunte approved 3-0.

- g. Chairman Hedberg asked for a motion to approve 2 signs for the Coffee Corner. One sign 34'' x 173'' facing south, the north sign shall not exceed 15 sq. feet, with the same color scheme as the pharmacy signs. The motion to approve was made by Bob Hunte, seconded by Joe Galatio, approved 3-0.

At this time, Mayor Gurslin joined the meeting and the Oath of Office was given by Christine Brower.

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4. SIGN REVIEW

Proposed Action-	Sign Review
Applicant-	Dina Carbone
Location-	144 South Avenue

- a. Dina Carbone was present to represent this application. She is the owner of Carbone's Pizza, which will be moving into 144 South Avenue.
- b. She is proposing flat signs, she assumed that because Krony's Pizza had flat signs, the Village preferred a flat style.
- c. Chairman Hedberg explained that the Village is updating the code to improve the quality of the signs being installed. Mark explained that signs can be approved temporarily and be improved as the business is built up. Dina said that the signs are expensive and that would not be an option for her. Bob Hunte stated that he is willing to work with what is being presented as not to cause hardship to the applicant. Joe Galatio suggested gooseneck lighting would improve the appearance and would prefer a sign with relief, but not cause hardship to the applicant. The board felt the colors schemes and the message on the sign are appropriate.
- d. Chris Brower said it would add a nice touch to have raised lettering, and suggested that the applicant contact the sign maker for pricing and timing as not to delay the opening of the store.
- e. Chairman Hedberg asked for a motion to approve as submitted on a temporary basis for up to six months. If the proposal is modified within 14 days, the signs may be approved permanently. The sign maker may contact Chairman Hedberg with the changes. The motion made by Chris Brower, seconded by Bob Hunte, approved 4-0.

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5. SITE PLAN REVIEW

Proposed Action- Construct 12,000 sq. ft building
Applicant- George Marek
Location- 650 Lake Avenue

- a. Mark Valentine, Valentine Engineering, was present to represent this application as well as George and Mary Marek. Mr. Valentine explained the proposal is to construct a building to house a small shop, office or storage. There is a cedar hedge on the south property line, and propose landscaping in the front and plantings to the rear as it abuts residential. There are existing sanitary and pump stations, water main. Storm water will collect in a dry well.
- b. Mr. Valentine explained that the project will not exceed one (1) acre of disturbance area required by DEC. Parking will be in the front of the new building for 27 spaces. Walt asked if parking could be in the rear? The Mareks do not want to disturb the neighbors; there will be new houses being built soon. Larry Gursslin asked if the building could be considered for the front with future expansion to the rear? Mr. Valentine explained that it would be better for the buyers of the future homes to have this building built first. The code requires a 20' setback from commercial to residential.
- c. Chairman Hedberg stated the front of the buildings appearance is going to be important. Mark is in favor of this project and the uses must comply with the zoning as the businesses move in. Chris Brower said she is in favor of the berms and landscaping.
- d. The dumpster is to be shared with all tenants. Larry suggested a dumpster enclosure as this abuts to residential in the event that an additional dumpster is needed.
- e. Bob Hunte would like the applicant to give thought to installing berms to detract from the visual impact on the parking lot. Bob went on to say that he has been pleased with the progression of the past projects considered by Mr. Marek and that sidewalks in front of the business would also be appreciated.

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- f.** There will be a turnaround located on the south of the parking lot.
- g.** The doors on the rear of the building are for future development, depending on needs of the future tenants. There will be a loading dock for the use of one bay.
- h.** Lighting – Each door will have a 175 watt light located above. Mr. Marek mentioned the lights are vandalized frequently by BB guns.
- i.** Chariman Hedberg explained the building is subject to architectural review as well as any signage.
- j.** A public hearing was suggested, as it is a standard portion of the Site Plan review process. Mr. Marek explained that the cost to purchase the building increases as of May 1st and asked to schedule the Public Hearing for April 30th at 6:30 p.m.
- k.** Larry Gursslin asked that the landscaping plan be designed with thought for a sidewalk in the event one is installed in the future. Mr. Valentine stated that has been considered and allowed for.

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6. ARCHITECTURAL REVIEW

Proposed Action- Windows
Applicant- Ken Sixt
Location- 7 Upton

- a. Ken was present to represent this application. He explained he is replacing the windows in the building.
- b. Chairman Hedberg asked for a motion to approve as submitted, Bob Hunte, seconded by Joe Galatio approved 4-0.

7. REPORTS

- a. Liaison's Report- Walt Horylev gave his report.
- b. Code Enforcement Officers Report- No report given.
- c. Chairman's Report- Chairman Hedberg gave his report.
- d. Member's Report-No report given.

8. DATES

Next Scheduled Meeting Monday, May 14, 2007
Agenda Deadline Monday, April 30, 2007

There being no further discussion, the meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Amy Harter
Recording Secretary