

**Village of Hilton Planning Board
Meeting Minutes of June 11, 2007
Approved July 9, 2007**

Members Present: Vice Chairman Dana Brunett, Chris Brower, Robert Hunte, Joe Galatio, Chairman Mark Hedberg arrived at 7:30 p.m.

Others Present: Mike Lissow, Karen Lowenguth, David Matt, George & Mary Marek, Charlene Alabaugh, Dave McCracken

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

3. SITE PLAN REVIEW

Proposed Action-	New Building
Applicant-	George Marek
Location-	650 Lake Avenue

- a. George Marek was present to represent this application. He is seeking Architectural Review and Final Site Plan Approval for the application of a 13,000 square foot metal building. A Public Hearing was held on April 30, 2007 for this application.
- b. Mr. Marek proposes that the buildings upper portion will be polar white, the lower portion will be harbor blue. The applicant provided a color chart depicting the color choices. Dana Brunett asked if there will be windows. George said windows will be considered after tenants select their space. Each bay will have an overhead and a man door.
- c. The interior walls will be metal and the type of business will determine the interior needs. Mr. Marek said he is hoping to have tenants in shortly after completion of the building. Signs will be considered after tenants move in. Lighting will consist of 3, wall-mounted, overhead lights.
- d. Vice Chairman Brunett suggested a break of the long expanse of the buildings front elevation would be appreciated. George stated his preference is to locate a 4' x 5' window next to each man door. The landscaping will help to break up the expanse of the building.

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- e. Vice Chairman Brunett asked for a motion to approve the application for Architectural Review as submitted, Joe Galatio motioned, seconded by Bob Hunte, approved 4-0. A motion to grant Final Site Plan Approval with the condition that a fire hydrant be installed and must be satisfactory per Mike Lissow, Fire Marshal. This motion was made by Joe Galatio, seconded by Bob Hunte, approved 4-0.

4. SITE PLAN REVIEW

Proposed Action- Site Plan Review
Applicant- Pat Laber, Schultz Associates
Location- Creek Crossing, 100 Salmon Run

- a. Pat Laber, Schultz Associates was present along with Mr. Howitt to present this application. The proposal is build 19 buildings with 76 condominiums. This section is phase two of the eastern portion of Park Place, which was previously approved by the Planning Board in 1989. They will consist of 2 and 3 bedroom units with full basements. There will be 2nd floor laundry room and walk in closets.
- b. The road will be private and will not be dedicated to the Village of Hilton. They propose two access points to Archer Drive. DEC regulations require a detention pond for storm water collection. The rear yards will slope for drainage to a one on four ratio. At the request of the developer, no services will be provided by the Village of Hilton. Refuse will be picked up by a private hauler and the costs will be included in the Homeowners Association fees. The roads in this development will be maintained by the Homeowners Association, as will the detention pond.
- c. There is a proposed pathway on an easement to the Town of Parma. There is an existing gate to prevent the flow of vehicle traffic from the existing section of Park Place to this new phase of Creek Crossing. Salmon Run currently dead ends. The Homeowners Association provided a copy of the deed restriction that states the gate must remain in its current location. Mr. Howitt does not want to have the gate, however he is trying to accommodate the association at Park Place. Vice Chairman Brunett read the agreement and stated the gate cannot be removed. The road must be separated. It was discussed to have either a T or a hammerhead at the end of the proposed road.
- d. Mike Lissow stated the name of the road be changed since they will not be connected. Also the fire department's ladder truck may not be able to make a left turn from Beechwood Court onto Salmon Run as proposed, the radius needs to be widened.

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- e. Mike submitted a list of comments from the Code Enforcement office. A fire hydrant is needed between buildings 16 & 17. The applicant is proposing an additional fire hydrant 640 feet from one existing hydrant. The Village requires a maximum of 500 feet between hydrants.
- f. The Village of Hilton will not maintain the roads as they are private, they will not be dedicated. There will not be gutters or curbs. The pavement width will be 20'. Tom Tilebein made some comments through Mike to address some issues on water pipe. (Mike will provide the details)
- g. This plan will be given to the Fire Chief for his comments.
- h. The Planning Board will verify threshold for the SEQR form, depending on size of the site at the next meeting.
- i. Chairman Brunett asked for a motion to grant Preliminary Site Plan Review approval, Bob Hunte made the motion, seconded by Chris Brower, approved 4-0.

5. SIGN REVIEW

Proposed Action-	Sign Review
Applicant-	Charlene Alabaugh
Location-	20 East Avenue

- a. Charlene Alabaugh was present to represent this application. She is the owner of My JAMS Home Video store. She currently has a temporary approval on her existing sign.
- b. Charlene has concern that her style of sign will not be in keeping with Joey's Barbershop sign.
- c. This sign will read My Jams Home Video with the phone number. A border will be added to the sign. There are floodlights existing however, they are not in working order currently. Charlene prefers to have it illuminated.
- d. There is an existing sign on the east side that is painted white. It will be the exact same appearance of the south facing sign (hanging).
- e. Vice Chairman Brunett asked the applicant to amend the photo of the sign with dimensions and the suggested border and additional information to be on sign.
- f. At this time, Mark Hedberg joined the meeting, however Vice-Chairman Brunett continued to Chair.

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6. SIGN REVIEW

Proposed Action- Sign Review
Applicant- Karen Lowenguth
Location- 80C South Avenue

- a. Karen Lowenguth, was present to represent this application. She is the business owner of Karen Anne's Therapeutic Massage. She has recently moved into this location.
- b. Mark Hedberg explained that the signs shape was changed to a Victorian style sign. The board agreed that the change was an improvement to the original.
- c. Vice-Chairman Brunett asked for a motion to approve as amended. Joe Galatio made the motion, seconded by Bob Hunte approved 5-0.

7. DISCUSSION

Mike Lissow provided a new home plan dropped off at the Village Office by Joe Sciortino today. This is a plan that was designed by the buyer's own architect. Vice-Chairman Brunett stated this plan must be given to the HOA prior to the Planning Board granting approval. There were no colors or materials provided. The deck must be included on these plans as well as the lot location. Joe Galatio suggested that a special meeting could be held to speed up the process for the homebuyers. Mike Lissow will contact Joe Sciortino on Tuesday, June 12, 2007.

8. AMENDMENT TO ITEM NUMBER 3

Vice Chairman Brunett asked for a motion to declare the Planning Board as Lead Agency for the application of Mr. George Marek, 650 Lake Avenue and to approve the SEQR form, to declare a negative declaration. Mark Hedberg motioned, seconded by Bob Hunte, approved 5-0.

9. 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.

10. DATES

Next Scheduled Meeting Monday, July 9, 2007
Agenda Deadline Monday, June 25, 2007

There being no further discussion, the meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Amy Harter
Recording Secretary