

Village of Hilton
Planning Board Minutes of December 8, 2008
Approved February 9, 2009

Members Present: Dana Brunett, Robert Hunte, Joe Galatio, Chris Brower

Members Absent: Chairman Mark Hedberg

Others Present: Code Enforcement Officer Mike Lissow, Ken Sixt, Larry Fenity,
Scott Meeson, Doug Meeson, Pat Laber

1. Called the meeting to order at 6:30 p.m. with the pledge of allegiance to the flag.

2. ARCHITECTURAL REVIEW

Proposed Action- Sign
Applicant- Ken Sixt
Location- 7 Upton Street

- a. Ken Sixt was present to represent this application. He is proposing a freestanding sign to incorporate all of his tenant's business names.
- b. Dana Brunett questioned if the location meets the set back requirement? Mike Lissow answered yes. There will not be any lighting on the sign. Mr. Sixt stated the area is illuminated well by the streetlights. He said that most of these businesses do not have traffic other than deliveries from UPS and Federal Express.
- c. Ken explained that the sign will be a composite material that should not deteriorate. It will be painted with either enamel or lacquer. The lettering will be foam and is raised. The signs color will be similar to Village signs that are forest green with gold lettering.
- d. The sign will have the street number 7 at the top of the sign in an arched area. The building name will be Hilton Industrial Center. Each business will have their own name on a panel that will be affixed to the background. This sign meets the size requirements.
- e. Dana Brunett questioned if the sign stating "space for rent" is temporary and if the size is within the proper requirements. Mike replied that each property is allowed one 100 sq ft wall mounted sign. Ken Sixt stated eventually this sign will come down after this new sign is installed.

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- f. Vice-Chairman Brunett asked for a motion to approve the application as submitted to include all future additional business signs as long as similar material and colors are used. The panels must be the same. Joe Galatio made the motion, seconded by Bob Hunte, approved 4-0.

4. SITE PLAN REVIEW

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| Proposed Action- | Operate a Funeral Home |
| Applicant- | Lawrence Fenity, as agent for Vay Schleich & Meeson
Funeral Home |
| Location- | 38 East Avenue |
- a. Larry Fenity was present to represent this application. He explained that the proposal is to operate a Funeral Home at 38 East Avenue. The lot line has been moved since this map was created. The property line is 17' from the rear most part of the building. New drawings will be provided to the Board.
- b. The building will consist of one large viewing room and a large corridor in the center with outside access doors from the front and back. There will be a new entry in the rear of the building. Both entries will be covered. They will be enclosing part of the existing porches for additional interior space. Any preparation of the bodies will be done at their Greece location.
- c. The majority of the building is to remain very much the same. The fireplace was originally supposed to be stone, however the applicant is not willing to make changes as it will not be used inside the building. They propose to leave the existing exterior siding.
- d. Mr. Fenity stated this is a less intense use compared to the approved restaurant.
- e. Final decisions regarding signs haven't been reached. There will be a sign on the rear of the building as well as in the front. These signs will be brought to the Board for approval.
- f. The restrooms need to be reviewed by the building inspector.
- g. The applicant is proposing to use the same type of landscape plantings as Pontillo's planned.
- h. Bob Hunte stated he would like to review a lighting plan. The front door will lead to a sidewalk connecting to the public sidewalk. Bob said he is concerned about traffic flow.
- i. Chris Brower questioned if the applicant has a sense of the number of people in attendance for an "average" service. Mr. Fenity stated they anticipate a maximum service would be approximately at 65. A larger attendance could be handled at the Long Pond Road location.
- j. Dana stated he would like to have plans showing the front sidewalk, the landscape plan, and lighting. He also stated that Mike Lissow should meet with Mr. Fenity to review the restrooms. Monroe County has the plans for their review and we should expect their comments within the coming weeks. Utilities are pre-approved. Mr. Fenity stated that plans for their signs may be ready at that time.
- k. The board agreed that since this is an allowed use by the Village Code, a public hearing is not required.
- l. This item will be placed on the January agenda.

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5. RESUBDIVISION

Proposed Action- Re-subdivision of lot line
Applicant- Schultz Associates
Location- Marple Lane, Creek Crossing Townhouses

- a. Pat Lober was present to discuss a lot line issue at the recently built townhouses #65-70, in Creek Crossing. The masons measured incorrectly when the walls were built, which resulted in the building being shifted 3 feet from the original plans.
- b. The board agreed that this was an isolated incident that should not present itself again. There should be no impact on the utilities. A motion was made to allow the subdivision as presented, motion made by Joe Galatio, seconded by Bob Hunte, approved 4-0.

6. REPORTS

- a. Liaison's Report- No report was given.
- b. Code Enforcement Officers Report- Mike Lissow gave his report.
- c. Chairman's Report- No report given.
- d. Member's Report-No report given.

7. DATES

Next Scheduled Meeting Monday, January 12, 2008
Agenda Deadline Monday, December 29, 2008

There being no further discussion, the meeting was adjourned at 8:10 p.m.
Respectfully Submitted,

Amy Harter, Recording Secretary