

Village of Hilton
Planning Board Minutes of May 12, 2008
Approved June 9, 2008

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

Others Present: Code Enforcement Officer Mike Lissow, Mary Eichas-Gavigan, Ken Gavigan, Arda Davey, Paul Havens, Joe Fertitta, Thien Nguyen

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. SIGN REVIEW

Proposed Action- New sign
Applicant- Paul Havens, as agent for St Paul Lutheran Church
Location- 158 East Avenue

- a. Paul Havens was present to represent this application. The proposed sign will replace the existing sign and will be centered between the church and school. The sign will be 6" lower than existing sign and will be located 35' from road. This is a dual face, cabinet style sign. It is internally illuminated.
- b. A location map was provided, the sign is being moved 63' to the east. The sign copy will be changeable.
- c. The base of the sign will be brick and will be 2' high. This is leftover brick from the new church. The cabinet is 6' (72") wide and 4' 1 1/2" (43.5") high. The sign's permanent message will state "St. Paul Lutheran Church & School" with a blue background and white lettering. There are four (4) lines of four (4") inch letters of changeable type. These letters are black.
- d. This application is on the Zoning Board of Appeals agenda for Tuesday May 13th for an Area Variance due to the size of the sign. The sign will be illuminated from dusk until approximately 11 p.m. and is on a timer.
- e. Mike Lissow stated this is a replacement of their existing sign. The board agrees the size is appropriate and the appearance is good.
- f. Chairman Hedberg asked for a motion to approve the application as submitted, contingent on the necessary approvals by the Zoning Board of Appeals, the motion was made by Bob Hunte, seconded by Dana Brunett, approved 5-0.

4. SIGN REVIEW

Proposed Action- Hilton East Residential
Applicant- Andy Wegman
Location- 231 East Avenue

- a. There was no one present to represent this application. The board agreed the sign is appropriate. The size is in compliance with the zoning code.
- b. The only change to this sign is the colors and the message. This sign has a logo of a tree outline in white inside of a yellow circle. "Hilton East Assisted Living Community" is stated on the sign with the address and phone number. The background is white with a red border. The sign is rectangular with an arch. The dimensions are 83.5" long and 32" high at the rectangular area, 48" at the highest point. Chairman Hedberg asked for a motion to approve as submitted, motion made by Bob Hunte seconded by Joe Galatio, approved 5-0.

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5. SIGN REVIEW

Proposed Action- New Sign
Applicant- Sam Buscemi
Location- 20 East Avenue

- a. Dawn & Sam Buscemi were present to represent this application. They are proposing an A frame sign to promote their business.
- b. The size of the sign is 36" high x 24" wide. The background is red with gold and white lettering and black outlining.
- c. The sign will be held down with a sandbag that will be tied to the center handle and will hang in between the middle of the sign. It will not be visible for the most part. Bob Hunte discouraged using cinderblocks to steady signs. This style sign also is constructed to hold water to secure it, however, that is too heavy for Dawn Buscemi to carry.
- d. The proposed location is in the front entrance area or near East Avenue. The sign will be set only during business hours. Mike Lissow said either location is appropriate. This sign is interchangeable and they may change message as needed.
- e. Chris Brower said her only concern is that the sandbag be removed after sign is taken in after closing for business for the day.
- f. Chairman Hedberg asked for a motion to approve as submitted, Dana made the motion, seconded by Joe Galatio, approved 5-0.
- g. As a matter of discussion, Chairman Hedberg questioned the location of their permanent sign. Sam Buscemi said it had to be moved due to the wind causing the sign to be torn from the building. Chairman Hedberg explained if this is to be their permanent location, they will have to reapply to the board for reconsideration.

6. SIGN REVIEW

Proposed Action- New Sign
Applicant- Tom Ban
Location- 14 Main Street

- a. There was no one present to represent this application. This item was tabled for the next meeting.

7. SIGN REVIEW

Proposed Action- New Sign
Applicant- Thien Nguyen, Love Nails
Location- 1 Main Street

- a. Thien Nguyen was present to represent this application. He is the current owner of this business, which he purchased in 2006.
- b. In 2004, the Planning Board granted approval to the previous owner for the permanent, wall mounted sign as well as one neon "open" sign and a window sign stating "spa pedicure".
- c. Mr. Nguyen has four signs in each window which consist of the following:
 1. One, 3' x 9' x 2'8" which depicts a woman and states "nails Airbrush Design"
 2. One, 2'11" x 1'11" which depicts a woman and states "Nails"
 3. Ten, 1'9" x 8 1/2" lettered signs, listing the nail services they provide
 4. One, 2'10" x 2'10" hanging sign with seven individual panels, listing the services they provide.

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- d. Chairman Hedberg explained to the applicant that he will need a variance to keep all of these signs as the code allows only 20% of the windows to be obstructed. Currently 80% of the windows are obstructed. Mark explained being able to see into the building is good for business.
- e. Mr. Nguyen said that taking these signs down will destroy them. Chairman Hedberg explained again that the Planning Board cannot approve the signs as it is in conflict of code and will need to receive a variance from the Zoning Board of Appeals.
- f. The applicant is required to remove these signs until the Zoning Board of Appeals grants an approval to the applicant.

8. CONCEPTUAL SIGN REVIEW/ARCHITECTURAL REVIEW

Proposed Action- New Sign
Applicant- Joe Fertitta
Location- 4 South Ave

- a. Mr. Fertitta was present to represent this application. He is proposing to side the west elevation of the building with interlocking brick. The mansard roof area will have beige scalloped siding. The trim will remain the existing color, which is off-white.
- b. Mr. Fertitta proposed to cover the transom windows and place business signs in that space. It was suggested to place a header below the three, second story windows and have signs installed on it. This will allow each store front to have a sign if necessary. Currently one tenant occupies the first floor. Mr. Fertitta agreed this was a better alternative.
- c. The board agreed the design is good and the colors are appealing.
- d. There was a discussion of the possibility of adding egress windows before installing the brick. Mr. Fertitta does not plan to change these windows at this time. Mike Lissow stated the windows affected are not bedroom windows and therefore are not required to be egress windows.
- e. The applicant stated he will paint the remaining side on the south elevation to match the front of the building. He will paint 6' of the siding on the north facing elevation towards the east elevation. There is approximately 3' between this building and the neighboring building to the north.
- g. Chairman Hedberg asked for a motion to allow Mr. Fertitta to remodel the exterior of 4 South Avenue with the following conditions:
 - 1. 6" vinyl scalloped siding in beige color to be installed in the mansard roof area.
 - 2. The main portion of the siding material will be Nova Brik in Harvest Blend color.
 - 3. A vertical board sign header constructed from either vinyl or wood material, and color to match beige scallops. Any and all signs to be placed on header would require approvals before installation.
 - 4. The remaining siding on the south elevation to be painted to match the front of the building.
 - 5. The north facing siding will be painted 6' toward the east elevation.
- h. The motion was made by Joe Galatio, seconded by Chris Brower, approved 5-0.

9. SITE PLAN REVIEW

Proposed Action- Outdoor Seating

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Applicant- Sean Kent-Killeen
Location- 22 Main Street

- a. Sean Kent-Killeen was present to represent this application. He is the owner of Happy Days Restaurant. He explained that he has received feedback from his customers requesting outdoor seating.
- b. He is proposing to place two tables against the front of the building with 2 chairs each. These tables will be matching, kept clean, and moved inside nightly. They will be placed outside only when weather permits. He is proposing one folding picnic table, with attached bench seating for the back entrance. This would most likely be aluminum and will seat about 4 people. Sean stated he is willing to move the table inside nightly or to anchor it.
- c. Chris Brower suggested tables that are strong enough to withstand the wind such as a bistro style cast iron tables for the front.
- d. Chairman Hedberg suggested the Planning Board waive the public hearing requirement due to a public hearing that is scheduled for the Zoning Board of Appeals on 5/13 and approve the application as submitted. Bob Hunte made the motion, seconded by Chris Brower and the application was approved 5-0. The applicant is required to proceed to ZBA on Tuesday, May 13, 2008 for a Conditional Use permit to allow this action.

10. SIGN REVIEW

Proposed Action- New Sign
Applicant- Mary Eichas Gavigan
Location- 24 Main Street

- a. Bob Hunte excused himself as a Planning Board member at this time. He is the owner of this building.
- b. Mary Eichas-Gavigan explained she is part of a volunteer group called the Friends of Library. She and a number of volunteers have secured this location as a used bookstore to sell books donated by the Parma Public Library, as well as individual donations. This organization has been working on this project since December 2007 and it has been a success.
- c. They are proposing to paint the front of the building in a slate gray color, which will coordinate with both neighboring buildings to the east and west.
- d. The Village Board approved their request to waive the building permit fees. Joe Lee has offered help to paint the front of the building.
- e. They are also proposing to install a 12' x 2 1/2' sign constructed of wood with routed decorative edges. The sign will read "Mainly Books". The lettering will be raised and will be approximately 12" high each. This will be in keeping with the Hilton Family Pharmacy and Happy Days signs.
- f. Chairman Hedberg asked for a motion to approve the application as submitted. The motion was made by Joe Galatio and seconded by Chris Brower, approved 4-0-1, Bob Hunte abstained.
- g. Bob Hunte returned to his position on the board at 8:50 p.m.

11. DISCUSSION

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There was a lengthy discussion regarding regulating the style and sizes of A frame signs. The board determined they would continue to review each application on a case-by-case basis.

Dana Brunett excused himself from the meeting at 9:30 p.m.

12. MINUTES

- a. Chairman Hedberg asked for a motion to approve the March 10, 2008 minutes as amended, motion made by Chris Brower, seconded by Bob Hunte, approved 4-0.
- b. Chairman Hedberg asked for a motion to approve the April 14, 2008 minutes as amended, motion made by Joe Galatio, seconded by Bob Hunte, approved 3-0-1, Chris Brower abstained.

DATES

Next Scheduled Meeting	Monday, June 9, 2008
Agenda Deadline	Tuesday, May 27, 2008

There being no further discussion, the meeting was adjourned at 9:50 p.m.

Respectfully Submitted,

Amy Harter
Recording Secretary