

**Village of Hilton**  
**Planning Board minutes of August 10, 2010**  
**Approved September 14, 2010**

Members Present: Chairman Mark Hedberg, Chris Brower, Robert Hunte, Jim Jackson, Dave McCracken

Others Present: Trustee Jim Bimmler, and Recording Secretary Amy Harter

1. Call the meeting to order at 6:31 p.m with the pledge of allegiance to the flag.
2. Chairman Hedberg explained the Planning Board's responsibilities and functions.
3. Workshop/Discussion

The board discussed banners advertising community events along the south side of M & T Bank. Mike Lissow asked the Planning Board to share their opinion whether or not the code should be changed to allow this type of advertisement. The code states a sign can be placed for an event to be held on the property for which the sign is located. After some discussion the board agreed that the code should remain as is and groups should seek a variance to display such a sign.

**4. ARCHITECTURAL REVIEW**

Proposed Action-	Privacy Panel
Applicant-	Myrtle Kester
Location-	2 Atchison Drive

- a. Myrtle Kester was present to represent this application. She is proposing to install two vinyl fence sections to install on her deck to help break the wind. The existing deck is 12 x 10.

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- b. Chairman Hedberg explained that the height of the panel may be an issue. These vinyl panels cannot be cut to length.
- c. Dave McCracken said the fence would match well with the house and it cannot be seen from the road. He suggested a shorter panel, possibly made from wood. Jim Jackson said he doesn't like the appearance of this proposal. Chris Brower commented the fence compliments the existing deck with lattice below and may appear shorter than 6' as it is open at the top. She continued that with the Homeowners Association's approval she is not concerned about the appearance. Bob Hunte agreed with Chris regarding the HOA's approval. Bob explained to the applicant that the Planning Board has reviewed many decks in the development and have tried to maintain continuity of these projects. Bob also said this is not a significant request although it is high, he does believe the application should not be approved. Chairman Hedberg stated the goal of this review process is to prevent eyesores and this action would serve a purpose. He noted the fence panels should not overlap. The applicant concurred.
- d. Chairman Hedberg asked for a motion to approve as submitted, the motion was made by Chris Brower, seconded by Jim Jackson, approved 5-0.

5. **ARCHITECTURAL REVIEW**

Proposed Action-	Sign Review
Applicant-	Michael Petitti
Location-	10 Old Hojack Lane

- a. Michael Petitti is proposing a sign for his insurance agency, State Farm. He will be opening his office on September 1, 2010. He explained that State Farm's corporate colors are a bright red and white. In 2006 the Planning Board approved signboards above each window for future tenants. Since this application does not fit the criteria, the Board must review this application.
- b. Mr. Petitti is occupying two suites, the existing signs to the left and right of the entry doors will be painted to barn red to keep the harmony of the other tenants existing signs. The State Farm sign will be in the gable above the entry doors on the north side and the gable facing the south (Old Hojack Lane).

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- c. Chairman Hedberg explained that the Planning Board is striving to improve the look of all signs within the village and are specifically requiring that “menu” type signs not be installed, nor should signs include the telephone number.
- d. Bob Hunte expressed that he prefers the existing maroon color but understands reasoning for the corporate colors. The applicant feels strongly that the phone number remain on this sign as proposed. He stated that these signs are located all throughout the country including the telephone number. The phone cannot be located on the windows due to the window style.
- e. Chris Brower said she prefers not to have a phone number on the sign. She stated that these signs will draw more interest as they are different in color and gable location.
- f. Dave McCracken suggested the Old Hojack sign include just the business name and the north facing sign include the phone number. The board agreed.
- g. Chairman Hedberg asked for a motion to approve the signs as follows:
  - 1. The south facing sign (Old Hojack Lane) to include “Michael Petitti Insurance” (or “Michael Petitti Agency”), without a phone number.
  - 2. The north facing sign (parking lot) as submitted (including phone number) and will not state Insurance or Agency. The motion was made by Jim Jackson, seconded by Dave McCracken, approved 5-0.

**Site Plan Review**

- a. Chairman Hedberg asked for a motion to waive Site Plan review, as there are, (1) no increase to services, (2) no subdivision of land, (3) is an allowed use, (4) no adverse effects, (5)no exterior changes (6) no new structures. The motion was made by Chris Brower, seconded by Bob Hunte, approved 5-0.

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**6. ARCHITECTURAL REVIEW**

Proposed Action- Sign Review  
Applicant- Dr. Jeffery Dick, Modern Family Dental  
Location- 3 West Avenue

- a. Dr. Dick presented materials to be used on the newly proposed sign. The sign is 14” x 10’. The background is white with black, acrylic, individual letters. The sign will read “Modern Family Dental, PLLC”. The letters will be 9” in height, except for “PLLC”, which will be 6” in height. The location has been moved under the gable, with possible lighting on the overhang, however, the style yet to be determined. Chairman Hedberg said there doesn’t appear to be enough space for gooseneck lights. Chris Brower suggested recessed lights. It was decided that lighting could be decided upon at a later date.
- b. The board agreed this sign is appropriate and well scaled to the building. All members are pleased with the proposal.
- c. Chairman Hedberg asked for a motion to approve the application as submitted, allowing the applicant to return and submit a lighting application when the lighting style is determined, Jim Jackson made the motion, seconded by Chris Brower, approved 5-0.

**7. REPORTS**

Chairman’s Report given  
Liaison’s Report given  
Members Report no report given

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Amy Harter  
Recording Secretary