

Village of Hilton
Planning Board Minutes of February 8, 2010
Approved May 11, 2010

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

Others Present: Code Enforcement Officer, Mike Lissow, Recording Secretary Amy Harter

Guests: Rob Newhart, Sandy Blonsky, Dave & Monica Seeler, David & Debbie McCracken

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

3. SUBDIVISION REVIEW

Proposed Action- Subdivision of Land
Applicant- Robert Green
Location- 150 Old Hojack Lane

- a. No one was present to represent this application. Comments were received from Village Engineer, Dave Willard from MRB Group,. There were 53 comments listed on his report, and due to the volume of comments, David Matt from Schultz Associates will address these issues before returning to the next meeting.
- b. SEQR; this is listed as an Unclassified Action. The Planning Board declared themselves as Lead Agency for this project. There are no major adverse effects. A vote will be taken with Final Site Plan approval.
- c. This item will be placed on the March 8, 2010 agenda.

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4. SITE PLAN REVIEW

Proposed Action- Operate a business office
Applicant- Robert Newhart
Location- 3 Leith Lane

- a. Mr. Rob Newhart was present to represent this application. He is proposing a business office in this location. The applicant previously explained that there will be no customer traffic, there will be no products stored or sold from this location and all work conducted is done via the internet or telephone during weekday hours with no scheduled weekend use.
- b. A Public Hearing was held at the January 12, 2010 Zoning Board of Appeals meeting. Chairman Hedberg explained there were about 30 people in attendance including representatives of the Homeowners Association. There was no opposition at that meeting. The Village Office has not received any written letters of opposition. The Homewoners Association read a letter of support at that time. Chairman Hedberg read some of the ZBA minutes to those in attendance. A review will be done by the ZBA in 12 months. The ZBA approved the Conditional Use with conditions.
- c. Dana Brunett said given the types of businesses that could go into this location, this would have a minimal impact on the neighborhood due to traffic, staffing and hours of operation. He is in support of the application.
- d. Chris Brower explained that initially she was concerned that the use of this building should be to serve those in the development; it appears the residents are in favor; therefore she is no longer concerned.
- e. Bob Hunte apologized for not attending the ZBA meeting, but he carefully reviewed the ZBA minutes. He said that there have been several public hearings involving the meeting house and he is well aware of the residents sentiments. Comments made by residents are helpful, but he is not in favor of eliminating the meeting house requirement from the original Site Plan. He continued that the development is not yet completed, and by approving this, there is no provision for a meeting house. Bob said he intends to vote against this proposal because changing the use of the meeting house does not fulfill the original intent for Unionville Station.
- f. Chairman Hedberg said this application is clearly not the intended use of the zoning created for this property. The meeting house has been there for a long time and has not developed into that. Chairman Hedberg hopes it will become a meeting house in the future. He continued by saying allowing this particular business use, does not prevent another meeting house from being created in this development. In the future, as the homes change ownership, a meeting house could be "recreated" in this location if the residents decide to do so. Although this is not the intended use, it is the best use at this time.
- g. Chairman Hedberg asked for a motion to approve this application as submitted and waive Site Plan review due to the following criteria; No subdivision of land, no increase of services, no new structures and no adverse effects. The motion was made by Dana Brunett, seconded by Chris Brower, and the application approved 3-1. Bob Hunte opposed.

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5. MINUTES

The minutes of December 14, 2009 were reviewed and approved as amended, motion made by Chris Brower, seconded by Dana Brunett, approved 4-0.

The minutes of January 11, 2010 were reviewed approved as amended, motion made by Chris Brower, seconded by Dana Brunett, approved 4-0.

6. REPORTS

- a. Liaison's Report-no one present to report.
- b. Code Enforcement Officers Report- Mike Lissow gave his report.
- c. Chairman's Report- Mark gave his report.
- d. Member's Report-No report given.

7. DATES

Next Scheduled Meeting	Monday, March 8, 2010
Agenda Deadline	Monday, February 22, 2010

There being no further discussion, the meeting was adjourned at 7:25 p.m.

Respectfully Submitted,

Amy Harter, Recording Secretary