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Zoning Board of Appeals Meeting Minutes of April 8th, 2025 Unapproved

ZBA Member's Present: Chairman Kim Fay, Harry Reiter, Joe Ruta, Elaine Begy, Nicole Mazzucco, Paul Cliff, Laura Pettine (Alternate)

Administration Present: Code Enforcement Officer/Village Board Liaison; Mark Mazzucco, Village Board Liaison; Larry Speer, Recording Secretary; Aimee Doser, Village Manager; Shari Pearce

Administration Absent: Village Mayor; Joe Lee

Guests: Village Engineer; Dave Willard, Christine Brower, Ignatius Ladelfa, Becky Flansburg, Mike Douglass, Andrew Forsythe, Ann Wright, David Wright, Glenn Mullen, John Jansky, Bob Mullen, Leslie Antinarella, Mary Pettine, Bruce Schult, Jeff Dicesare, Will Thiers, John Ott, Jason Colline, Skye Horton, Jamie Attoma, Amy Harter, Mike Sengillo, Sherry Farrell, Ryan Gerken, Ryan McAllister

Chairman Kim Fay called the meeting to order at 6:30 p.m.

Chairman Kim Fay declares, for the minutes, that a quorum is present so the meeting may proceed as planned.

MINUTES:

Chairman Fay made the motion to accept the March 11th, 2025, Village of Hilton Zoning Board meeting minutes, seconded by **Member Ruta**, approved 5-0.

REPORTS:

Code Enforcement Officer Mark Mazzucco stated nothing to report due to the time constraints of the meeting.

PUBLIC HEARING – 144 SOUTH AVE – CONDITIONAL USE PERMIT – JEFF DICESARE

- Application of Jeff DiCesare for the property located at 144 South Avenue to operate an eating and drinking establishment with a drive thru. Per Section 275-15C (1)-- Conditional Use Permit is required for any use permitted in Section 275-15B to the extent not conducted within a completely enclosed building.

PUBLIC HEARING – 144 SOUTH AVE – SITE PLAN REVIEW – JEFF DICESARE

- Application of Jeff DiCesare for Site Plan Review for property located at 144 South Avenue to construct a \pm 1,500 square-foot addition to an existing building for an eating and drinking establishment with a drive thru.

PUBLIC HEARING – 144 SOUTH AVE – AREA VARIANCE – JEFF DICESARE

- Application of Jeff DiCesare for property located at 144 South Avenue for an Area Variance for relief from Section 275-36C(1) to allow 68 parking spaces and 5 drive-thru Stacked spaces. Currently there are 91 existing parking spaces.

Sky Horton from the APD Engineering firm, presented the plan to add a Dunkin Donuts as an addition to the existing building located at 144 South Avenue, with a drive thru. She stated that they are working on some revisions to the original proposal, pertaining to traffic flow improvements, a plan to redo parking in front of storefronts with angled parking, and to square off the access driveway from Raintree Lane. She stated that the busiest hours for this business are early in the morning when other businesses are not even open yet, with peak hours being 6am. She said that research shows that McDonald's gets backed up in the mornings so they are hoping this will alleviate that traffic backup as well.

PUBLIC COMMENT: Opened at 6:35 p.m.

Village Engineer Dave Willard stated that he reviewed the drive thru plans and he would like to see more information to demonstrate that only 5 vehicles will be adequate as he does recognize that if there is more than 5, it does create quite a bit of chaos and the blocking of Village II Drive. He said he would like to see more supporting information. Also with the parking, there are ninety-one (91) spaces now, proposing to decrease that number by twenty-three (23) spaces, yet current businesses require more.

Sky Horton stated there are now eighty-five (85) parking spaces in the revision.

Village Engineer Dave Willard said that the existing businesses are primarily open or busy at night but there is a concentrated area where they do overlap, and asked Sky to provide more of a study for that.

Sky Horton stated that Dunkin sees ninety (90) percent of their business through the drive-thru so they will not take up a lot of parking spaces, and that the parking lot seems to be mostly empty during the day and amped up again at night when Dunkin and the other businesses are closed.

Member Mazzucco asked what the hours of operation will be.

John Ott - VP of Indus Hospitality Group - Dunkin rep stated that they open at 5am, with 5am - 830am being the busiest, the evening hours are very slow, he would like to stay open until 10pm but based on demand and what is allowed, can close at 7 or 8pm. He also stated that each location employs about twenty (20) people, they are planning to stay and be neighbors for a long time, and the drive thru timer is about 2 minutes long per customer.

Chairman Fay said that he took some time to drive around and look at several Dunkin locations, the drive thru, how the lanes are set up, and number of cars waiting etc. He spoke with managers, asked their busiest times and hours of operation, with them saying they open at 5am, busiest until 9/930am, and closing at 8pm.

Will Theirs (Village Resident) asked a question about the map, he is concerned that people will not be able to get out of McDonald's or past the drive-thru lane if the other lane is closed around it.

Sky Horton confirmed that they are not closing anything.

Jeff Dicesare stated this will alleviate that traffic more in his opinion.

John Ott - VP of Indus Hospitality Group - Dunkin rep stated they can also adjust delivery truck times accordingly to not infringe upon McDonald's at all.

Laura Pettine (ZB Alternate) stated that she thinks the queue could be the problem. If more than 5 cars are waiting in the drive-thru, they will be backing down to Village II Drive, and the busiest Dunkin time in the morning is when the school buses are trying to get to the apartments to pick up the kids, and the concern of kids walking across the drive-thru.

Jeff Dicesare said there will be signage and painted crosswalks.

John Ott - VP of Indus Hospitality Group - Dunkin rep said that they want to be a good neighbor, safety is a priority, the biggest number of cars in a stack is 8, and it would take 10-15 cars to get to Village II Drive.

Chairman Fay summarized a letter from the Francis' on Panarites Lane that was sent in to the Board. He also stated that he stopped by school transportation, and of the 5 driveways that bump into the parking lot at 144 South Ave, there are only 5 kids picked up and at one stop on the corner.

Sky Horton stated that this will be a smaller Dunkin, 1,000 square feet as opposed to 1,600 square feet, so they will never stack cars all the way to Village II Drive.

Village Engineer Dave Willard stated that the new plan doesn't show "No right turn" or curbing.

Sky Horton said they can take suggestions, whether it be signage or curbs to push cars to the left.

Member Mazzucco asked if it would be exit only.

Sky Horton replied if to the left, then yes.

John Ott - VP of Indus Hospitality Group - Dunkin rep stated they are trying to figure out everyone's concerns, and they definitely need an egress. Maybe left out and left in only.

Member Mazzucco said in the revised plan, it shows left exit only, but they can still come in that way.

John Ott - VP of Indus Hospitality Group - Dunkin rep stated they can configure it to prohibit entry there.

Christine Brower (Resident) said that she does not want commercial vehicles coming down her street – Raintree Lane.

Village Engineer Dave Willard replied that the curbing can be configured to make it very awkward to make the left turn.

John Ott - VP of Indus Hospitality Group - Dunkin rep stated that they are not married to this plan, and are open to suggestions.

Member Mazzucco reiterated that she would like to see it just exit only to Panarites.

Jeff Dicesare commented that he just wanted to point out that they are not increasing population, it would be the same people going to plaza.

Bruce Schultz (Parma Resident) said that it is his stepdaughter that lives on Panarites, and that they were very impressed that Jeff Dicesare took the time to stop by to get their input and he feels they would be disappointed if it wasn't just an exit onto their street. He also said he thinks they wouldn't want all the traffic in a residential area.

Christine Brower (Resident) stated that her driveway is on raintree and read a speech that she prepared for the meeting. She said that she fully supports businesses but is very concerned about traffic flow and safety. She is requesting a thorough traffic study, especially because many people use the access road out of the parking lot onto Raintree Lane to avoid the intersection with no traffic signal by McDonald's.

Chairman Fay stated that most of what she proposed in her speech has been addressed in the revised plan already.

Code Enforcement Officer Mark Mazzucco stated that the Conditional use permit suggested by Shaun Logue (MRB) covers the drive thru.

Becky Flansburg - Bowling alley asked how many parking spots on the McDonald's side of the building.

Sky Horton said there are twelve (12) currently.

Becky Flansburg - Bowling alley said they are allowed twenty (20), so where will Dunkin employees park, and storage is on the South side, so where will deliveries come.

Jeff Dicesare said they will park in the Center of the lot, and use the crosswalk.

Becky Flansburg - Bowling alley asked how businesses can function and grow with less parking spots when they don't have enough now.

Jeff Dicesare stated that Dunkin is mostly take out or drive thru, so they are only losing 5 spots. He also pointed out that McDonald's customers park in their lot too and everyone just parks where they want.

Chairman Fay said that the shortage of parking is not new, residents didn't want storages and wanted retail businesses instead so they are trying the best they can.

Sky Horton stated that the business being brought in does not require parking spots, so they will not be helping it or hurting it.

Member Mazzucco asked the residents if the solution is to shut down the businesses and just create parking or are we trying to promote what the village has asked for which is more businesses. And added that they haven't been able to add more parking in fifty-seven (57) years.

Sky Horton said that the lot is only so big, they cannot add any more parking, and they are bringing in a business that isn't really going to strain the parking.

Member Cliff stated that bowling tournaments are not all the time, and asked if all of the parking spots are being used tonight.

Becky Flansburg - Bowling alley said she is unsure but that they have a dart league and a bowling league so there can be about eighty-five (85) people at one time.

Sky Horton stated that they are here to create a new business, not make the parking any worse and they cannot make the parking situation any better.

Sherry Farrell Village Trustee asked if they close off the access road to Raintree Lane, how many spots will that create. And the answer was about twenty-two (22).

Mary Pettine (Resident) stated that she has lived in neighborhood for twenty-four (24) years, and if they may have a lot of people that walk there, what will be done for safe walking.

Sky Horton said they can definitely look at pedestrian crosswalks, a wider sidewalk in the front of the building, whatever the needs may be.

Mary Pettine (Resident) asked if Dunkin will sponsor baseball teams and put up their posters.

John Ott - VP of Indus Hospitality Group - Dunkin rep said that there are limitations that the brand will allow and that they have to answer to the community, the code and the brand. They do support law enforcement, communities etc. and are very much involved and generate donations.

Dave Wright (Resident) said that with the addition of Village II Apartments, and the townhomes over the years, in the morning he hears cars driving past his house all the time, and although he appreciates the access road to Raintree Lane being closed, and appreciates the left turn only from Dunkin, he doesn't see why it is ok to let residents put up with commercial traffic.

Member Mazzucco stated because it's a commercial area.

Chairman Fay said if you bought a house across from commercial property, than you know there will be businesses eventually.

Dave Wright (Resident) said its somewhere in the code about quiet enjoyment, and livability.

Chairman Fay stated that if you live on a State road, not a Village road, you have to expect more traffic. He also stated that most of the questions have been answered. There will be cars driving thru but they won't interfere with how people live.

Member Mazzucco said that people's opinions of livability may differ, and some want more access to things in the village.

Member Ruta said that they are not adding more traffic and he feels that people won't be coming from out of town as they have their own Dunkin in their own towns. Maybe just an extra delivery truck. He stated that they came to the board with storages, and we didn't want that, so they compromised.

Lauren (Resident) spoke, stating she lives on Raintree at head of Panarites Lane and commutes to school. Her first concern is light pollution on the buildings as a lot of Dunkin locations have drive thru menu's lit up and she was wondering if they will be on after hours of operation. She also stated that it is already hard enough to get out of her driveway and wants to reiterate the force of the left turn only, a traffic study and maybe getting a light at the corner of 259 as it is hard to get out as it is. She feels that with the typical busy hours of Dunkin being in the morning, students coming out of schools between 2pm & 4pm will cause an influx of traffic as well.

PUBLIC COMMENT: Closed at 7:41 p.m.

BOARD COMMENT/QUESTIONS:

Member Mazzucco stated that the traffic light at Village II Drive and route 259 is not up to the Village, it is a state road, and studies have been done in the past and determined that it is not necessary there, but maybe additional traffic could push that.

Village Manager Shari Pearce said that with more businesses coming into that plaza, she feels they may be able to request a study for a traffic light.

Member Ruta said he would like to see the revised site plan which would require final drawing/rendering, as well as snow removal without compromising parking spots.

Member Mazzucco asked if the snow could be placed where the access road will be closed off to Raintree Lane.

Jeff Dicesare said yes, there is plenty of grass area.

A discussion about drainage took place with member Mazzucco, Chairman Fay, And Sky Horton.

Member Mazzucco asked if the curbed parking would affect drainage, and was told it would not. Also if the sign and menu board would stay on all night.

John Ott - VP of Indus Hospitality Group - Dunkin rep stated yes, they are programmed and there has been an issue where if turned off they sometimes won't go back on and they are very expensive.

Sky Horton offered to get data on how bright they are.

Chairman Fay asked if there will be any more signs on the building.

John Ott - VP of Indus Hospitality Group – Dunkin rep said they would have to redo a pilon sign where pleasure lanes sign is at 259 and combine them.

Village Engineer Dave Willard asked if there is a plan to add site lighting.

Sky Horton said no, the menu board light not even 6 feet high, a building light may be seen which they can discuss controlling, but no new light poles.

Member Mazzucco stated that they have heard everyone's concerns to work on for next month.

Chairman Fay said that he would like to table this, as they did not know revision was coming tonight. He would like to get all updates and get really close to what the final project will look like.

Sky Horton said as for the traffic study, that would have to be requested from the DOT and is not created by them. She said they are just looking to redistribute the traffic from people still on their normal route on their way to work.

Member Begy asked how much seating will be inside.

Sky Horton said this will not be a typical Dunkin. It will have a reduced dining room, and potential for seating on a small outdoor patio.

John Ott - VP of Indus Hospitality Group – Dunkin rep said for around fifteen (15) people.

Jeff Dicesare stated that he would like to get the site approved and then get into plans.

Code Enforcement Officer Mark Mazzucco said he will give Mr. Dicesare the deadlines for the May meeting.

Member Begy asked if delivery trucks would be going down Panarites Lane.

Sky Horton said no, they would enter off of Village II Drive, and usually off hours for about 20-30 minutes.

John Ott - VP of Indus Hospitality Group – Dunkin rep said that with the new site plan you'll see there is no way for the trucks to enter off of Panarites Lane.

Motion to Table:

Chairman Fay made the motion to table this application until the next meeting.

Seconded by Member Mazzucco. Approved 5-0.

DATES:

Next Scheduled Meeting

Tuesday, May 13th, 2025

Public Agenda Deadline

Tuesday, April 22nd, 2025

There being no further business, **Chairman Fay** made the motion to adjourn the meeting at 8:01 p.m.

Respectfully Submitted,
Aimee Doser, Recording Secretary