

**ZONING BOARD OF APPEALS AGENDA**  
**Monday, March 9, 2026**

This meeting will be held in the Board Room and will be available on Zoom.  
Meeting ID: 575 818 4747

1. Call the meeting to order at 6:30 p.m. with the Pledge of Allegiance to the flag and a moment of silence.
2. The Chairman declares, for the minutes, that a quorum is present so the meeting may proceed as planned.

**Minutes**

Review and approve meeting minutes of February 10, 2026.

**Reports**

Village Board Liaison	Larry Speer
Mayor	Joe Lee
Code Enforcement Officer	Ron Bragg

**Parkland Place**

Review the following for consideration: Preliminary Site Plan review for the Parkland Place Development Project, 261 East Avenue, which comprises construction of 24 townhouse units in 12 duplex buildings, along with a private roadway and all necessary utilities. A full storm water management system will also be constructed. Access into the development from East Avenue will be via the existing Hilton East Assisted Living facility driveway as detailed on the site plans prepared by Schultz Associates dated October 10, 2024, last revised December 15, 2025.

1. Motion to review and approve SEQR Lead Agency and Determination
2. Motion to review and approve SEQR Full EAF Part 2
3. Motion to review and approve SEQR Full EAF Part 3
4. Motion to schedule public hearing for Site Plan Review.

**144 South Avenue**  
Continuance of Public Hearing

Bell Atlantic Mobile Systems LLC d/b/a Verizon is a public utility and wireless telecommunications licensee of the Federal Communications Commission ("FCC"). To maintain adequate and reliable wireless telecommunications service in its Pleasure Lanes Bowling cell, Verizon proposes to modify and upgrade its telecommunications facility at 144 South Avenue in the Village of Hilton.

The Site consists of a 20' x 21' area of leased ground space from JBH of New York Inc. Verizon proposes to modify and upgrade the existing telecommunications facility and relocate it to an 80' monopole tower (plus 4' lightning rod), together with other site improvements on the Site.

The Site is in the Village's Commercial ("C") zoning district. Pursuant to the Code of the Village of Hilton (the "Code"), the Project is permissible upon the issuance of a use variance from the Zoning Board of Appeals (Code § 275-15(B)). Additionally, the 80' monopole tower (plus 4' lightning rod) exceeds the maximum height for ground towers, which restricts ground towers to 50 feet as measured from the ground surface, and is not setback from existing structures equal to the height of the tower measured from the base at ground level, plus the height of any device placed on top of the tower (Code§ 275-46(B)(1) & (5)).

**Discussion**

The possibility of changing future ZBA meeting dates to Monday, *temporarily*, to accommodate a scheduling conflict.

Next Meeting: Tuesday, April 14, 2026  
Agenda Deadline: Tuesday, March 24, 2026

**Adjournment**