

**Village of Hilton  
Zoning Board of Appeals Agenda  
Monday, April 13, 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.
3. Mayor Fowler to administer the Oath of Office to John Steinmetz as Chairman of the Zoning Board of Appeals, for a five-year term as effective April 7, 2026 through March 31, 2031.

**Minutes**

Review and approve meeting minutes of March 9, 2026.

**Public Hearing  
Parkland Place, 261 East Avenue**

**WHEREAS**, the Village of Hilton Zoning Board of Appeals (is considering an application by Wegman Specialties, LLC. for Public Hearing Parkland Place Development Project, which comprises of 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 22, 2025, last revised March 26; and

**WHEREAS**, the Zoning Board issued a Negative Declaration, pursuant to SEQR, on March 9, 2026;

**NOW, THEREFORE**, upon consideration by the Zoning Board, of all written and oral submissions and testimony by the Applicant following a public hearing on this matter, closed on April 13, 2026, and the Zoning Board having given this matter due deliberation and consideration; it is

**RESOLVED** that the Zoning Board hereby grants approval to the applicant Preliminary and Final Site Plan approval for the application.

Chairman Steinmetz to open the meeting for public comments.

Board Discussion:

With all persons being heard, Chairman Steinmetz to close the public hearing.

**SEQR RESOLUTION - DECLARING THE INTENT TO BE LEAD AGENCY**

Bell Atlantic Mobile System, d/b/a Verizon  
144 South Avenue

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. This property is zoned Commercial.

**WHEREAS**, the Village of Hilton Zoning Board of Appeals is considering Special Use Permit, Site Plan, Area Variance & Use Variance approval for installation of an 80' high ground-mounted tower for telecommunications equipment at 144 South Avenue, as described in the project application, dated January 8, 2026, which includes a "Zoning Drawings" dated, September 9, 2025, last revised October 31, 2025 and all other relevant information submitted as of April 13, 2026 (the current application); and

**WHEREAS**, the Zoning Board has reviewed the completed State Environmental Quality Review (SEQR) Full Environmental Assessment Form (EAF), Part 1 prepared by the applicant on the above referenced 80-foot tall ground tower (hereinafter referred to as the Action); and

**WHEREAS**, the Zoning Board determines that said Action is classified as an Unlisted Action under the SEQR Regulations; and

**WHEREAS**, the Zoning Board determines that said Action is also subject to a coordinated review and approval by other interested and involved agencies under SEQR Regulations; and

**WHEREAS**, the Zoning Board determines that it may be the most appropriate agency to ensure the coordination of this Action and will provide written notifications to the involved and interested agencies, for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations.

**NOW, THEREFORE BE IT RESOLVED** that the Zoning Board does hereby declare its intent to be designated as the lead agency for the Action.

**BE IT FURTHER RESOLVED**, that the Village Engineer ("MRB Group") is directed to provide notice to the involved and interested agencies, seeking their agreement (or objection thereto) in writing on or before **12:00 PM on Monday, May 18, 2026**.

Motion to review and approve SEQR Lead Agency and Determination.

**Discussion**

Next Meeting: Monday, May 11, 2026  
Agenda Deadline: Friday, May 1, 2026

**Adjournment**