



Department of Planning & Development
Monroe County, New York

Adam J. Bello
County Executive

Ana J. Liss
Director

To: Village of Hilton Municipal Board

From: Grace Sherburne, Planner 2

GS

Date: September 9, 2026

Subject: Zoning of annexed property 904 Hilton Parma Corners Rd
904 Hilton Parma Crs Rd, Hilton 14468
MCDP&D Response to Development Review Referral (HL26001)

Review Authority and Response:

General Municipal Law: ☒ Section 239-m (Zoning)
☐ Approval ☐ Modification ☐ Disapproval ☒ Comment ☐ No Comment
☐ Section 239-n (Subdivision)
☐ Approval ☐ Modification ☐ Disapproval ☐ Comment ☐ No Comment

County Charter: ☐ Section C5-4.A (Airport)
☐ Approval ☐ Approval with Conditions ☐ Disapproval
☐ Section C5-4.C (Advisory Review)
☐ Comment ☐ No Comment

Previously Reviewed by MCD&P (if yes, previous referral response applies to this referral):

☒ Yes ☐ No

Referred to the Development Review Committee (DRC) (If yes, DRC Project Review Report attached):

☒ Yes ☐ No

MCDP&D Comments:

1. Applicants are encouraged to contact other County Departments and non-county agencies to ensure all permitting requirements for this project have been satisfied.
2. Please send all final decisions related to rezonings, site specific or municipal wide, to Monroe County's Department of Planning and Development. Monroe County attempts to keep a current record of zoning in Monroe County Communities and cannot keep this record up-to-date without your help.
3. The rezoning of parcels needs to be consistent with the Village of Hilton's Comprehensive Plan. In the case of a rezoning the Town Board should develop a clear written record describing how the rezoning will promote the goals and objectives of the comprehensive plan.
4. The subject parcel is within 500 feet of the Town of Parma's municipal boundary. The clerk of the board should provide written notice to the neighboring municipality in accordance with General Municipal Law 239-nn.
5. Article 25AA of the New York State Agriculture and Markets Law, titled Agricultural Districts, provides counties with the opportunity to create agricultural districts for the purpose of protecting and promoting the agriculture industry. This project occurs adjacent to Monroe County's Consolidated Agricultural District #5.

According to our review of recent aerial photographs and the agricultural district maps, this project occurs on or within 500 feet of land in agricultural production in Monroe County's Consolidated Agricultural District #5; therefore, an Agricultural Data Statement may need to be submitted for this project as required in Section 283-a of Town Law

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and Article 25AA of the New York State Agriculture and Markets Law. A Monroe County Agricultural Data Statement form can be found at www2.monroecounty.gov/files/planning/farm-AgriculturalDataStatement.pdf. If an agricultural data Statement form is necessary, the clerk of the board should mail a written notice of the application to the owners listed on the Agricultural Data Statement.

Development of this property should be designed so that it does not alter existing drainage facilities used by adjacent parcels. If the land is being farmed, the applicant is encouraged to contact the adjacent farmer and the Monroe County Farmland and Agriculture Protection Board to discuss the proposed development. For further information regarding the Monroe County Farmland and Agriculture Protection Board and the Monroe County Agricultural and Farmland Protection Plan, the applicant should contact: Patrick Gooch, Senior Associate Planner, 585-753-2032

6. According to the New York State Department of Environmental Conservation (NYS DEC) and the United States Geological Survey National Hydrography Dataset (USGS NHD) it appears a portion of a stream is located on the subject property. Streambanks, sometimes called riparian zones or stream corridors, are the link between land and water, and the health of streams depends in large part on the condition of the streamside. Research has shown that naturally vegetated corridors along streams provide numerous benefits essential for human health and welfare. Healthy stream corridors can reduce flooding downstream; trap sediment; remove dissolved contaminants; provide shade; contribute leaf matter (important for insect food and fish habitat); provide wildlife habitat; offer recreational opportunities; and increase aesthetic value and desirability of a property.

In order to protect the stream corridor, mitigate potential flood impacts on downstream properties and prevent contaminants from entering the stream consider the following:

- Maintain a healthy, vegetated streamside buffer by preserving trees and shrubs along the stream edge.
 - Limit tree cutting to removal of large branches that fall into the stream and divert streamflow and cause erosion.
 - Minimize channelized storm flows through the streamside buffer to filter contaminants and reduce erosion.
 - Reduce impervious areas near the streamside and, where necessary, use stone or brick instead of pavement and concrete for driveways and walkways.
 - Exclude vehicles, livestock, or excessive pedestrian traffic.
 - Reduce or eliminate buffer area exposure to fertilizer, herbicides, pesticide, animal waste, household and automotive chemicals, trash, debris, and piles of leaf litter.
 - Maintain septic systems.
7. According to the New York State Department of Environmental Conservation (NYS DEC) classification of fresh surface waters the segment of 847-611, located on this site is a protected waterway. The Protection of Waters Program regulates the following activities: disturbance of the bed or banks of a protected stream or other watercourse, construction and maintenance of dams, excavation and/or filling in navigable waters, and construction of docks and other moorings. Any disturbance of the streambed or banks may require an Article 15 Permit from the DEC. For additional information regarding the need for a permit, the applicant should contact: NYS DEC Permit Administrator, (585) 226-5400
 8. According to the New York State Department of Environmental Conservation (NYS DEC) Freshwater Wetland Map this site may contain a portion of Wetland PM-3 or its adjacent area. The official wetland boundary must be determined by the NYS DEC due to the fact that the Freshwater Wetland Map indicates the approximate location of the freshwater wetland boundary. The applicant may need to obtain an Article 24 Permit from the NYS DEC. For further information regarding the need for a permit, the applicant should contact: NYS DEC Permit Administrator, (585) 226-5400
 9. According to the National Wetland Inventory (NWI) maps prepared by the United States Department of Interior, this site appears to contain a portion of a federal wetland that is classified as PFO1B. Although a buffer area is not required, it is beneficial to the wetland if a natural buffer of 100 feet is left around it. In addition, please note that, while the NWI maps are based upon aerial photography and not field data, they are a strong indicator that wetlands regulated by the U.S. Army Corps of Engineers (Corps) may exist on your project site. Final verification of the location of federal wetlands can only be determined through an on-site delineation. The applicant may need to obtain a permit from the Corps. For further information regarding the need for a permit, the applicant should contact: Bridget E. Brown, (315)255-8090x8075

If you have any questions regarding this review, please contact me at 585-753-2026 or gracesherburne@monroecounty.gov.

xc: Development Review Committee
Amy Harter, Village of Hilton
Amy Harter, Village of Hilton
Patrick Gooch, Agriculture and Farmland Protection Board
New York State Department of Environmental Conservation
Bridget E. Brown, United States Army Corps of Engineers
Monroe County Planning & Development

Subject: Attachment to File HL26001
Zoning of annexed property 904 Hilton Parma Corners Rd
904 Hilton Parma Crs Rd, Hilton 14468

The Monroe County Development Review Committee (DRC) has reviewed the subject application and have the following comments that need to be addressed prior to submission of final plans for approval.

Monroe County Department of Health (MCDOH), Contact Brett Gobe (585-753-5459) with questions.

1. Plan Approval by the Monroe County Department of Public Health NOT required.

Monroe County Department of Transportation (MCDOT), Contact John Raymond (753-7711) with questions.

1. This project was not sent to Monroe County Department of Transportation for review. Applicants should verify with this agency that they do not have jurisdictional requirements for this project.

Monroe County Department of Environmental Services (MCDES), Division of Pure Waters, Contact Richard Bianchi (753-7614) with questions.

1. This project was not sent to Monroe County Environmental Services for review. Applicants should verify with this agency that they do not have jurisdictional requirements for this project.

New York State Department of Transportation (NYSDOT), Contact Thomas Miller (272-3472) with questions.

1. This project was not sent to New York State Department of Transportation for review. Applicants should verify with this agency that they do not have jurisdictional requirements for this project.



