

ZONING BOARD OF APPEALS

Meeting Minutes of

Monday, March 9, 2026

Approved

Present: Chairman Kim Fay, Members Elaine Begy, Laura Pettine, Harry Reiter, Joe Ruta and Paul Cliff; Village Liaison Larry Speer, Code Enforcement Officer Ron Bragg, Village Manager Shari Pearce, Deputy Clerk Amy Harter, Administrative Assistant Fawn Cretelle-Galan

Guests: Mark Mazzucco via Zoom, Shaun Logue of MRB, Ellie Dickerman of MRB, Pat Laber of Shultz Associates, Jeff DiCesare, Christine Brower, James and Sandra Tenny, Dave and Ann Wright, Ann and John Steinmetz, Kim Francis, Bruce Shult, other unidentified guests

This meeting was held in the Board Room and via Zoom.

1. Chairman Fay called the meeting to order at 6:28 p.m. with the Pledge of Allegiance and a moment of silence.
2. Chairman Fay declared that a quorum was present so the meeting may proceed.

Minutes

Review and approve meeting minutes of February 10, 2026. Approved Chairman Fay, seconded by Member Ruta. Carried 5-0. Member Pettine, alternate, did not vote.

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.

Pat Laber, Schultz Associates presented the plans and gave a brief overview of the proposed project: he explained the access will be from East Avenue and consists of 12 buildings with public water and sewer service. A stormwater pond will be located at the southwest corner of site. There is an emergency access that runs south from East Avenue and behind Hilton East Residential Home. This access road has potholes that will be repaired and the existing slope will be regraded to allow fire equipment access. The developer has agreed to install concrete sidewalks throughout the project. They are proposing the same style of building; they will use different colors on each building to add visual interest. There is a split rail fence proposed around the stormwater pond; they are offering to add a third rail to the fence if the board prefers. Another fire hydrant has been added between buildings 22 and 23. Benches and picnic tables will be provided to the west of building 19. The developer is willing to fund some improvements to Salmon Creek Park; this will be discussed with the Village Board. It was also noted that the roadway to Salmon Creek Park will not be utilized during construction for access to the development.

Board Comments:

Elaine Begy, Paul Cliff and Laura Pettine noted their concerns have all been addressed.

Harry Reiter: He verified that the emergency access road was to be improved along with the grading of that roadway for Fire Truck access. Mr. DiCesare also commented the trees will be trimmed and road will be repaired as necessary. It was also discussed earlier in the meeting; the road will be regraded for fire apparatus access.

Joe Ruta: He asked that the applicant work closely with Fire Department for the proper fire hydrant attachments will work with their equipment.

Shaun Logue, MRB: Shaun stated this project has a long history including rezoning of the property and the project was extensively reviewed by FEMA and the DEC.

Motion to review and approve SEQR Lead Agency and Determination of significance with a negative declaration made by Chairman Fay, seconded by Member Ruta, carried 4-1, Elaine Begy opposed. The necessary permits required through DEC must be submitted by the applicant and FEMA requires the Flood Plain development and "As Built" map be sent to them.

Motion to schedule public hearing for Site Plan Review on Monday, April 13th made by Member Reiter, seconded by Paul Cliff carried 5-0.

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)).

The applicant was not present, they requested additional time to review the comments from MRB Group and this item will be placed on the April 13th agenda.

The Board discussed the potential need for an RF (Radio Frequency) analysis. Such an analysis would provide both the Board and the public with an independent evaluation of the proposal, including measuring and simulating radio frequency signals to assess network performance, confirm coverage objectives, and ensure compliance with applicable safety standards. Shaun Logue explained the cost would be approximately \$1500 - \$2500 and can make a recommendation of a company that provides this service. Mr. Logue also noted that all possibilities for other locations should be pursued.

Chairman Fay sought the opinions from those in attendance.

Chris Brower, 184 South Avenue, noted the application does not include a photo view from Raintree Lane. She suggested each board member look at the size of the tower located on Burritt Road, near Butcher Road, for it's the large size. She suggested that the applicant pursue small cell technology as an alternative to this massive monopole. The Village has a policy regarding small cell technology.

John Steinmetz, 81 West Avenue, commented the applicant needs to prove the need for such a largescale tower that does not meet village code requirements. He feels that small cell technology is the proper solution in this case.

Ann Steinmetz, 81 West Avenue, noted the applicant stated at the February meeting that cell service is a public utility, which somewhat gives them more leverage for approval. She's concerned with the implications of this tower for future generations, as this has the potential to remain in place for several years; and the possibility of additional equipment on the pole. She also feels that small cell technology should be considered. She is in favor of the Village seeking an RF analysis.

Dave Wright, 173 South Avenue, stated the existing tower on 144 South Avenue is illegal. He stated the Village allows a 46' tower with a 4' lightning rod.

Motion to request approval from the Village Board to seek a third-party review of the RF Analysis to better determine the most appropriate location for the proposed Tower location. The motion was made by Chairman Fay, seconded by Member Cliff. Carried 5-0. Trustee Speer will bring this to the Village Board at their budget meeting on Thursday, March 19th.

Discussion

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

Next Meeting: Monday, April 13, 2026
Agenda Deadline: Monday, March 23, 2026

Adjournment

Motion to adjourn was made by Chairman Fay at 8:14 pm, seconded by Member Cliff. Carried 5-0.

Respectfully Submitted,

Amy Harter
Deputy Clerk