

**Village of Hilton Zoning Board
Meeting Minutes of July 8, 2008**

Member's Present: Richard Bjornholm, Pat Holenbeck, Bob Cusenz, Richard LaForce

Member's Absent: Jim Bimmler

Administration: Mike Lissow; Code Enforcement Officer, Debbie Jones; Recording Secretary

Guests: Larry Speer; Village Board Trustee, Debbie Smith, Gerri Billotti, Dave Montrallo

The meeting was called to order with the pledge of allegiance to the flag at 7:00 p.m.

Chairman Richard Bjornholm explained the functions and responsibilities of the Zoning Board.

DISCUSSION – 51 RAILROAD AVENUE – CONDITIONAL USE PERMIT

Application of Gerri Billotti and Debbie Smith, for a Conditional Use Permit to operate a coffee shop at 51 Railroad Avenue. This property is zoned Limited Commercial. Per Section 24-310 C (2), an eating and/or drinking establishment is permitted upon site plan approval and in accordance with Article IV, Conditional Uses.

The public hearing was opened at 7:05 p.m.

Gerri Billotti was present to represent this application. Ms. Billotti stated their business plan is to operate a coffee shop. There will be no cooking on the premises other than coffee and cappuccino type beverages. They may have pre-packaged danish, muffins and biscotti. Hours of operation would be 6:00 a.m. until 12:00 p.m. for the time being. Both applicants feel there is adequate parking for the type of business they are doing.

Larry Speer asked if there would be a sit down area. Gerri Billotti stated 4-5 tables. There is a loft upstairs where they would like to eventually put a sofa, a couple of chairs, and wireless internet. They would like to see how the “downstairs” takes off first before moving forward too fast.

The public hearing was closed at 7:15 p.m.

Board Comment:

Pat Holenbeck questioned entertainment but her question was answered when she heard the hours of operation.

Dave Montrallos, 20 West Beach Drive, owner of the building, Mr. Montrallos stated there is about 1000 sq. ft. of space.

Richard LaForce would like to see a 1 year review after the business is in operation.

Bob Cusen stated there really is not much to question since the girls are not really sure what they are looking at. Bob did question the parking. Both applicants feel it will be mostly take-out and the 25 parking spaces they say they need in their application would not be taken all at the same time.

Rick Bjornholm asked how soon they would be opening? Ms. Billotti stated hopefully in a couple of months, looking at September. They want to do some interior work (e.g. paint, buy tables, etc.). Dave Montrallos, owner of the building stated he has some work to do on the interior. Other than a sign there will be no other exterior work done to the building.

Rick asked Mike Lissow if he visited the premises? Mike stated he has not and that his intent was to wait until after the site plan approval.

Rick asked Mike Lissow if there are any requirements he can think of that the applicant would need? Mike stated they would have to go through an inspection before they open for business and that he would need to see the building layout prior to the inspection.

With all persons being heard,

Motion to accept the application of Gerri Billotti and Debbie Smith, for a Conditional Use Permit to operate a coffee shop at 51 Railroad Avenue. This property is zoned Limited Commercial. Per Section 24-310 C (2), an eating and/or drinking establishment is permitted upon site plan approval and in accordance with Article IV, Conditional Uses. This will not change the appearance or character of the neighborhood and this application will be reviewed in 16 (sixteen) months.

Motion made by Richard LaForce, seconded by Pat Holenbeck. Favor 4-0.

REPORTS

Liaison's Report - Larry Speer gave his report

Zoning Code Officer's Report - Mike Lissow gave his report

Chairman's Report - Chairman Bjornholm gave his report.

MINUTES

Motion to approve the June 10, 2008 minutes as submitted, motion made by Bob Cusenz, seconded by Richard LaForce. **Motion** approved 4-0 .

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:55 p.m. **Motion** made by Richard LaForce, seconded by Bob Cusenz .

Respectfully Submitted,

Debbie Jones, Recording Secretary