

Member Brugger said he is concerned about noise. He shared that there have been some issues with Allied Frozen Storage's noise from their cooling tower fans. This noise travels across the canal to the residences. The Village is likely to receive complaints about noise from a portable sawmill. Member Brugger said noise could possibly be reduced by some remediation. Member Locke said there used to be noise issues with KBL as well.

Member Locke asked what happens with the sawdust and slab wood waste. R. Carver said the slab wood would be taken away for burning. The sawdust could be used for filling depressions on the site. Otherwise, it simply decomposes.

Member Brugger asked what made him choose this particular location. R. Carver said since they just moved to 99 South Avenue in August, he noticed the proximity of D.A. Crist's land and willingness to rent. He said it would simply be convenient and a way to be self-employed. His background is in house building and woodworking. He's been with the carpenters union for a number of years. He owns the sawmill now that is currently in operation in Ithaca.

Member Appleby arrived and apologized for being late. He asked which model it is and asked if it has a ban saw. R. Carver said Model LT 40 with a 1-¼ ban that can handle a 3' x 21' log. Member Appleby said he noticed a rise of ground west of the car repair shop, which might help mitigate the noise a bit. He suggested fending to keep the noise going east rather than west. R. Carver said he could make a wooden fence to the west to try to buffer the sound. Member Appleby asked how long he planned to use this site. R. Carver said he does not plan on it being permanent. He would like to purchase land outside the Village for this purpose. Then he would build a storage barn. Member Appleby asked the term of the lease. R. Carver said month to month.

Member Switzer said he noticed that he took down the KBL fence. He said if this was done without permission, it may need to go back up if a new business were to occupy the parcel. R. Carver said he understands that. He said he tried to make some contacts. He said the fence was on the property line and partly on his property. He said he took it down to clean up the trees, weeds and debris that had collapsed part of the fence. He said by removing the fence it also provides him a little access.

Member Locke asked if he would have any structure at all, even for an office. R. Carver said no. He would simply take orders from his home. Member Appleby asked who his customers might be. R. Carver said he recently went to a Hilton resident and sawed cherry wood. He said half of the business is trying to find landowners that want their logs done.

Member Brugger asked how anxious he is to get started on this site, seeing that it is winter. R. Carver said not terribly. He has no load of logs waiting. Member Appleby asked where the rig is now. R. Carver said it is in his backyard under a tarp. He said he is trying to rebuild the barn on his property. He said the Board is welcome to stop and look. He said he is willing to do a demonstration as well so they get an idea of the noise. Member Appleby said he would want to gauge the noise while it was cutting on the proposed site. R. Carver said that is no problem. He said a ban saw is not near as loud as a circular saw. Member Appleby agreed, but said it certainly isn't quiet either. R. Carver said he has to wear ear protection.

Member Locke said she is also concerned about the noise and would be interested in hearing it and seeing how far the sound carries. Member Brugger said it is in Industrial zoning, but noise could carry to residential. R. Carver said he has no desire to be an unpopular neighbor.

⇒ Member Appleby moved, Member Locke seconded, unanimously carried to table decision until a site visit and demonstration have been conducted.

Site visit was scheduled for Saturday, January 7th at 10am. S. Zarnstorff suggested inviting the ZBA members as well since this application may require some ZBA action.

3. Application of: Name: Christine Gilardi (property owner: Jason Graham)
 Address: 32 Main Street
 Zoning: Business
 Purpose: change of use for deli & café
 (carried over from no-show 10/11 & 11/14)

Applicant Presentation:

C. Gilardi apologized for missing the last meeting. She said she got her dates mixed up. She said she is renting the first floor from building owner Jason Graham who purchased the property a few months ago. She said it is a deli selling and serving deli meats and cheeses, subs, soups and salads at

reasonable prices to locals, college students and faculty. She already has repeat customers. It employs herself and one or two helpers. Her hours of operation for the winter months are Mondays 9am to 4pm, Tuesdays and Wednesdays 9am to 5pm, Thursdays 9am to 6pm, Fridays 9am to 8pm, Saturdays 10am to 7pm and closed Sundays.

All the food preparation is done on the premises. All equipment has been inspected and given the seals

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of approval. She said she has her Monroe County Health Department approvals and has taken the L1 Food Prep course and is taking the L2 course the next time it is offered. She said she has owned two other businesses elsewhere.

Continued Board discussion on application:

Member Locke asked if there is dining in. C. Gilardi said she has a whopping 15 seats. She said she has an advertisement in the local Tri County Advertiser that she will be open 2 Sundays per month for a \$5.99 all you can eat spaghetti dinner. Member Appleby asked about interior changes. C. Gilardi said she only changed the floor and décor. Member Appleby said the ovens and hoods were there and there

is evidence that there must have been a fryer there previously. C. Gilardi said she has a slicer, an electric stove, 2 grills, a griddle and a 3 bay sink. She does not do any frying at this point.

C. Gilardi said she shares the dumpster for trash with Mitch Newman's C&S next door. She said she does her own snow shoveling. Member Switzer asked if the dumpster in the rear is enclosed. S. Zarnstorff said Jason Graham just purchased the building and is renovating the upstairs apartment for himself. He has already cleaned up the rear of the building quite a bit, but plans to renovate the rear and improve trash containment come spring or summer. It is a very tight and congested area. He plans

to replace the back porch and make some storage underneath. C. Gilardi said what he has done already makes it the cleanest dumpster area she has ever seen. She said her understanding is that C&S owns the dumpster and it is partly on J. Graham's property. Member Locke asked if the dumpster is sufficient for the two businesses. C. Gilardi said it is fine.

Member Brugger said he has heard concerns of smoking in front bothering people. C. Gilardi said there

are tons of cigarette butts in the area every morning from the C&S customers. Even though a smoking receptacle is provided, they do not use it. She even found an empty cigarette pack in her mailbox.

Member Locke asked if her other businesses were delis. C. Gilardi said no. This is her first deli. She said she came to Brockport for the August Arts Festival and fell in love with the Village. She said she had been considering a café, but when someone pointed out this space, it was near Coleen's Café and she did not want to be in competition. She spoke with Village officials and learned that the Village was lacking a deli and a bakery. She said the space was not big enough for a bakery, but could accommodate a deli. Clerk Morelli said this information came from a survey Scott Winner conducted of SUNY students and what was lacking in our downtown area.

S. Zarnstorff said she could apply to the Village Board in a few months for a sidewalk café permit to have

tables and chairs in front from April through October. C. Gilardi said she would do so.

⇒ Member Locke moved, Member Appleby seconded, unanimously carried to grant the change of use approval. The Board wished her luck.

Miscellaneous:

S. Zarnstorff had a few miscellaneous items for the Board.

36 & 38 Union Street – S. Zarnstorff shared a letter and map of 36 and 38 Union from Attorney Cody. They wish to gain subdivision approval to add some of the land from 38 Union Street to 36 Union Street. Board recommends he make application for the January meeting.

Lakeside Memorial Hospital – S. Zarnstorff shared that he is looking at the building code regarding the OB renovations at LMH. He met with the architect on "areas of refuge" to be maintained, plowed, etc. in case staging is needed in the event of an emergency. This requires further discussion and may involve a return to the Planning Board.

Ryan's Big M – S. Zarnstorff shared that the expansion project is complete. The parking alignment has changed. They need dry weather to stripe the parking. Fire Chief Vaughan met with them regarding the space needed for emergency equipment. They may need to stripe and sign no parking at the new gated delivery area. Member Brugger questioned handicapped parking. S. Zarnstorff said this needs to be indicated in front of the building.

NEXT REGULAR MEETING: Monday, January 9, 2006

ADJOURNMENT:

→ Member Locke moved, Member Switzer seconded, unanimously carried that the meeting be adjourned at 8:05pm.

Leslie Ann Morelli, Village Clerk