

Chairperson Larry Ruth called the regular meeting of the Town of Walworth Planning Board to order at 7:31 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Deborah Amsler and Karel Ambroz. Also present was Phil Williamson, Code Enforcement Officer and Norm Druschel, Building Inspector.

Gene Bavis made the following correction to the minutes of the November 10, 2008 meeting: page 716 (fourth paragraph from the bottom, last sentence should read, ".....stating the importance of having adequate room to maneuver emergency vehicles, and to provide enough space for driveway and utilities access."

Gene Bavis made a motion, seconded by Deb Amsler to approve the minutes of the November 10, 2008 meeting as amended.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deborah Amsler	Aye
	Karel Ambroz	Aye

Motion carried.

**1. Concept discussion of Salvatore Fantauzzo to operate a pizzeria at 3719 Wal-Palmyra Road. Property is zoned: B-1.**

Salvatore Fantauzzo, founder of the family-run business was present to discuss plans to open a pizzeria at 3719 Wal-Palmyra Road. Several family members as well as Michael DeMareo the current owner of the property being discussed were also present. Mr. Fantauzzo explained that the pizza business has been in operation for thirty years and has grown to 17 open locations in the Rochester area. Once the Planning Board grants the Special Use Permit, he will be able to finalize the purchase of the property.

Salvatore Fantauzzo commented that Mr. DeMareo has already renovated the exterior of the building with new siding and brick, a new roof and gutters, and new paving. As the exterior is already immaculate, most of the renovations will be made to the interior. The only changes to the exterior of the building will be to replace the garage door with an insulated glass garage door that will allow one to see into the building. At the back of the building there is a preexisting door that was covered by siding that he will be opened back up and replaced with a new door for an emergency exit and for the employees to bring out the garbage to the dumpster.

The existing paved parking lot will be lined to provide parking for eight to ten customers. There are also several on-street parking spaces. Shrubbery will be added to the exterior of the building. Mr. Fantauzzo has spoken with Bill Thompson, owner of the garage behind the building, about paving a portion of his property in exchange for renting three or four parking spaces for pizzeria employees. Mr. Thompson was receptive to the idea.

The décor of the pizzeria will be in keeping with the feel of an old-time gas station of the 50's and 60's with black and white tiles, red and white booths and pictures of old cars on the walls. The restrooms are already in place and brand new. Interior renovations will include opening up the present bay area and installing four to six booths, take-out area and a kitchen. The kitchen layout is exactly the same in all locations, with state-of-the-art equipment and granite countertops. The exhaust system will exit the back the building and be incorporated into the enclosed dumpster area and will not be visible from the road. It is anticipated that the renovations will be completed within 30 days.

Chairman Ruth questioned the hours of operation. The pizzeria would be open seven days a week. The hours are Sunday thru Thursday 11:00 A.M. to 9:00 P.M. Open Friday and Saturday evenings until 10:00 P.M. "We chose to give our employees family-friendly hours."

The intention is to hire about 20 to 30 young people with 4-6 hour shifts weekly. They usually have one delivery driver on a day. They do not anticipate this location to be a real high volume location due to the rural location. "The beauty of the location is that the building is immaculate and ready to go, and it will be nice to have our own parking lot for customers."

"Our reputation is important. We have done this for a very long time, so obviously anything we do has to be right for us to continue to grow as a company. We don't take shortcuts; we don't use used equipment; we don't hire drivers who have beat-up cars. We do everything the right way. A national survey voted us 158 in the country out of 80,000. It is a lot of work and dedication and a belief in what we do. And we would love to bring Salvatore's to this town."

Phil Williamson stated that the pizzeria operation is in compliance with town zoning regulations in the B-1 district and there is adequate parking already there, so he doesn't foresee any problems with approving the special use permit.

Deb Amsler commented, "I'm glad a nice business is coming in after Mike has done so much work to really improve the corner."

Elaine Leasure questioned, "Do you anticipate that food deliveries be made from the on-street parking?" Mr. Fantuzzo responded that Palmer Foods supplies all the all food products as well as the uniforms, pizza boxes, etc. They have medium-sized refrigerated trucks, not tractor-trailers, so there will be adequate room for the delivery truck to pull up to the back door to unload.

There were no further questions by the Board.

Mr. Fantuzzo asked the next step in the process. Phil Williamson stated that an application needs to be completed and a special use permit requires that a public hearing must be held. Since the property is on a County Road the application must be sent to the County for feedback, prior to the public hearing. Mr. Williamson reminded the Planning Board that they do not have authority according to the law to grant approval until after the County has rendered their decision. Discussion ensued about how soon the public hearing could be held. Mr. Fantuzzo was advised to get the application in as soon as possible, so that it could be sent to the County for the January 28, 2009 meeting. The public hearing could then be advertised for and held on February 9, 2009. Mr. Fantuzzo was given an application and a 2009 Planning Board Calendar with the submittal deadlines.

Chairman Ruth stated that he did not see any reason why a pizzeria will not work at that location and wished Mr. Fantuzzo success as he proceeds forward.

Chairman Ruth adjourned the meeting at 7:54 PM.

Gail Rutkowski, Clerk

