

Chairman Larry Ruth called the Planning Board worksession to order at 7:31 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Deb Amsler and Karel Ambroz. Also present was Phil Williamson, Code Enforcement Officer.

Deb Amsler made a motion, seconded by Karel Ambroz to approve the minutes of May 19, 2010 as presented.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Karel Ambroz	Abstained.
	Larry Ruth	Aye
	Deb Amsler	Aye

Motion carried.

**1. Concept discussion by Gina Marcello and Dawn Mattice for a Special Use Permit to operate a sit-down/takeout restaurant to be called "The Walworth Café" located at 2263 Walworth-Marion Road. Property is zoned: B-1.**

Gina Marcello of 962 Kuttruff Road, Walworth was present, along with Joseph Englert, owner of the Plaza at 2263 Walworth-Marion Road. Ms. Marcello told the Board that she is applying for a special use permit to open up a café in the previous Feathered by Friends location. Her friend, Dawn Mattice will be in partnership with her, but the Special Use Permit will be in Gina Marcello's name only. The hours of operation will be from 6 am – 9 pm, 7 days a week, serving breakfast, lunch and dinner. It will be family oriented with a basic café menu, serving sit-down meals, as well as take-out. No alcohol will be served. There will be seating for 45 people.

The Board members asked several questions. Chairman Ruth questioned if she intended to operate the ice-cream parlor? Ms. Marcello answered no and by eliminating the ice cream area there would be additional space for seating. Ms. Marcello added that her family has operated the Ridge Donut Café in Irondequoit for over 30 years, so she is very familiar with this type of business. Ms. Marcello stated that she may add donuts and baked goods in time, but for now it will be a basic café menu.

Karel Ambroz questioned, "Have all the parking issues been resolved?"

The Board was in receipt of a rough sketch of the current parking of the Plaza.

Phil Williamson stated, "What we need is a scaled map prior to the next meeting. The map must show parking spaces based on the square footage required in state code and the square footage of the entire plaza, not just the buildings currently occupied.

Chairman Ruth asked if the handicap parking must be designated? Phil Williamson stated that there are two spaces by Mark's Pizzeria and one by the Post Office.

Gina Marcello stated, "I believe that Joseph Englert has put up a sign in the front of the building indicating that there is additional parking in the back." Phil Williamson stated that the spaces in the back must be marked off or designated by concrete markers as part of the parking plan and approved by Norm Druschel. Ms. Marcello added that the staff of the café would park in the back, so that the front is available for customer parking.

Deb Amsler questioned, "With the parking in the back what is the access to the stores? Do you have to go to Walworth Road and walk around?" Joe Englert responded, "No, there is a path from the lower to the upper parking lot, nothing fancy, but if I can do it others can."

Phil Williamson commented, "As far as access from the lower to the upper parking lot, I'm not sure what Norm will require, whether the path is adequate or not. The path could get slippery in the winter and that needs to be part of the discussion between Joe and Norm.

Chairman Ruth asked, "Even though there is nobody currently in the garage next door, does that parking need to be taken into account?"

Mr. Williamson responded, "There are certain parking spaces owned by the garage and they cannot be considered as part of the Plaza parking if they do not own it."

Joseph Englert added, "The garage owns twelve foot on the east side of their building. The only way they can legally park is parallel to their building. I have been trying to be neighborly and in the past I have allowed the garage to use our driveway and part of our parking lot to allow them to park facing the building. I do however, have enough width in the parking lot that I can put a curb in along the property line to utilize all those spaces and move the lanes. I have been trying to work with the neighbor if I can, but if it comes down to the issue where I need to show those

parking spots I will put a curb there.” Phil stated, “The point is that where Joe owns, that is where he has to have his parking spaces. If curbing has to be added, so be it.”

Chairman Ruth stated, “I raise that question, because that has been the problem before. They should be parallel parked, but all too frequently they would face the building. Those are the only complaints we have had. Some people felt that parallel parking made it too tight to get in and out.”

Joe Englert stated that he would meet with Norm Druschel and see that an updated parking map is provided.

The Board concurred that they did not have any problems with the application for the Special Use Permit, as long as the parking issues are resolved to the satisfaction of the building inspector.

Phil Williamson stated that the application has already been brought to the County for their review prior to the public hearing scheduled for the July 12<sup>th</sup> Planning Board meeting.

Chairman Ruth adjourned the meeting at 7:45 P.M.

Gail Rutkowski, Clerk