

Chairman Larry Ruth called the meeting to order at 7:36 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth and Deborah Amsler. Also present was Phil Williamson, Code Enforcement Officer and Norm Druschel, Building Inspector. Pete Schillaci was absent.

Gene Bavis made a motion, seconded by Elaine Leasure to dispense of the formal reading of the legal notice. Motion carried.

Deborah Amsler made a motion, seconded by Gene Bavis, to approve the minutes of September 19, 2007.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deborah Amsler	Aye
	Pete Schillaci	Absent

Motion carried.

1. Extend Preliminary Approval for Rolford Heights Sections 5 & 6 that was originally granted on May 8, 2006 for another six months. Property is zoned R.

The Board was in receipt of a letter from Laurence E. Heininger, P.E., dated September requesting the Planning Board extend the preliminary Approval for Rolford Heights Section 5 and 6 for another six-month period. This will be the 3rd extension.

The Walworth Town Code states that the Planning Board may extend the preliminary approval nine times, for six months per extension, for a total of five years.

Gene Bavis, made a motion, seconded by Elaine Leasure to extend preliminary approval for Rolford Heights Section 5 & 6 for a six-month period beginning November 8, 2007 thru May 7, 2008.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deborah Amsler	Aye
	Pete Schillaci	Absent

Motion carried.

2. Discuss Special Use Permit for Cindy Polisse for property located at 2263 Walworth-Marion Road, formerly Carole’s Country Kitchen.

Cindy Polisse, 543 Macedon Center Road was present to discuss the Special Use Permit to open up a café at 2263 Walworth-Marion Road, previously Carole’s Country Kitchen. The new business, “Feathered Bye Friends Café” will be a family restaurant with both eat-in and take-out available.

Cindy Polisse stated that she would like to change the hours of the previous Special Use Permit. She would like to open earlier in the morning to accommodate hunters and highway workers. In addition to breakfast and lunch served seven days a week, dinners would be offered Thursday, Friday and Saturday evenings. Phil Williamson suggested a bracketed time from 4:00 AM to 10:00 PM, seven days a week to offer the flexibility to respond to business needs. Ms. Polisse was agreeable to the suggestion.

Ms. Polisse stated that once the business is established she would like to offer a delivery service. The intention would be to go to various places of business and construction sites for coffee breaks, as well as lunch and dinner delivery service. The vehicle would be parked off-site at her residence overnight and would only be parked at the café each day to load and unload food for delivery. The Board had no problem with this concept.

Gene Bavis questioned whether the configuration of the café would be the same as when it was operated as Carole’s County Kitchen. Cindy Polisse stated that everything is the same. Chairman Ruth stated that the restaurant capacity is dictated by the State.

Phil Williamson commented that State Health Department approval must be granted prior to opening for business. Ms. Polisse said that she has already been in contact with the State and is in the process of completing the necessary paperwork.

Norm Druschel stated that Joe Englert, landlord, should contact him to set up a time to conduct a walk-thru fire inspection of the building. This would be a condition of approval. Phil Williamson commented that Joe should also contact Norm to make sure that all other outstanding building issues/repairs are resolved prior to scheduling the public hearing. Chairman Ruth stated that issues around parking that were part of the previous Special Use Permit have never been adequately resolved.

The Board concurred that they did not have a problem with the business as proposed, and stated that Cindy Polisse should keep in contact with Norm and Phil to guide her through the process of obtaining the Special Use Permit.

3. Other – Review Fees

Phil Williamson discussed with the Board a concern in regards to review fees (see §151-44 Review fees; reimbursement of consultant fees). He explained that when there is a request for subdivision and/or site plan approval, if there are only a few issues outstanding, or minor changes to a map, the Planning Board has granted approval contingent upon addressing all issues to the satisfaction of the Town Engineer (Parrone Engineering). What is frequently occurring is that once the approval is granted the time frame to complete these minor changes has been going on for an extended period of time. This is not only costing the client money for their engineer, but also additional fees for Parrone Engineering that is charged back to the client if it exceeds the amount collected. This is becoming frustrating and expensive for the client and putting the Town in the position of doing more bookkeeping to collect fees. Phil Williamson stated that as we go forward, he would like to request that all issues are addressed to the satisfaction of the Town Engineer before approval is granted.

Chairman Ruth stated this is not a new problem. He requested that unless the application is completed and ready for approval that it not be put on the agenda. The importance of providing a checklist to all applicants at the same time they are given the application, so the applicant and their engineer can be prepared at every step throughout the process was discussed. The Board concurred that they do not have a problem telling an applicant that the application is not ready, as long as they have been properly informed of all requirements in advance.

Gene Bavis made a motion, seconded to Deb Amsler to adjourn the meeting. Motion carried. The meeting was adjourned at 8:15 PM.

Gail Rutkowski, Clerk