

**VILLAGE OF BALDWINSVILLE**  
**PLANNING BOARD MEETING MINUTES**

Tuesday, July 31, 2012, 7:30 P.M.

*Approved 9/25/12*

---

**PRESENT:** Carl Pelcher, Chairman  
Dave Arthur  
Terrie King  
Bob Scherfling  
Nicole Schlater

**ALSO PRESENT:** Mayor Joseph Saraceni  
Tim Baker, Village Engineer  
David Jones, Village Attorney  
Stephan D'Archangelo, Superintendent of Public Works  
Susan LaQuay, Board Secretary

**GUESTS:** Mr. Marco Marzocchi, Widewaters Group regarding 18 East Genesee Street  
Mr. Michael Chemotti, regarding 16 East Genesee Street (B'ville Diner)  
Mr. Jim Orlando, regarding 16 East Genesee Street (B'ville Diner)

Upon motion by T. King and second by D. Arthur, the minutes of the June 26, 2012 Planning Board meeting are approved as corrected. Motion passed.

**OLD BUSINESS**

**Discussion/Action regarding 16 East Genesee Street – B'ville Diner**

Mr. Mike Chemotti and Mr. Jim Orlando are present to address the Board. Mr. Orlando distributed the new drawing. He explained the changes that were made at the request of the Board on July 24, 2012. The location of the dumpsters is shown and the trash and cardboard dumpsters as well as the grease trap and recycling are all inside the enclosure, which has a 4' gate. The existing mechanicals are shown. They had pulled the sidewalk out 10' so they could keep the mechanicals and added 3 trees between the sidewalk and the mechanicals and did the same with the dumpster enclosure. There are 2 pine trees inside the dumpster enclosure to screen it from the Village sidewalk and East Genesee Street. The fence height was changed from 8' to 6' because 8' was overwhelming as it is only 6" from the sidewalk. The fence will have vines and will eventually become a green "wall." Mr. Orlando noted they will be getting rid of the taller cardboard dumpster. The building is 54' W x 57' D (3,078 ft<sup>2</sup>). The side patio is 16' W x 57' L. There is 3' for bushes and 5' for the sidewalk. They will keep the glass enclosure and the access to the patio will be from the enclosure. It has not been decided if they will be serving out there or not. It is labeled a porch/patio as it may eventually be a porch. Eventually the glass enclosure will be removed. Mr. Orlando stated they plan to redo the outside in 5 years or so. Chairman Pelcher noted that everything from the list was addressed.

D. Arthur asked what the plans for snow removal from the dumpster area are. Mr. Orlando stated they will use a snow blower.

Chairman Pelcher read into the record the Applicant's SEQR Assessment Form. The SEQR was reviewed and all questions were answered in the negative.

Upon **motion** by D. Arthur and second by N. Schlater, to accept the short SEQR as submitted by the Applicant dated 7/30/2012 with all negative declarations. **Motion carried 5:0**

D. Arthur noted that the scale on the drawing is not accurate. J. Schanzenbach asked if there should be a verbal modification of the scale. D. Arthur suggested that Chairman Pelcher modify the plan he will be signing, but make it a condition of approval that the Applicant provide a corrected version. B. Scherfling also would like the Applicant to include the square footage of the diner and the dimensions of the patio on the corrected drawings.

Upon **motion** by D. Arthur and second by B. Scherfling to approve the Site Plan Application submitted by Mr. Michael Chemotti and Mr. Jim Orlando for the property located at 16 East Genesee Street based on the site plan dated July 31, 2012 with the understanding that:

- The scale does not reflect the correct dimensions of the building, which is 54' W x 57' D (3,078 ft<sup>2</sup>), or of the proposed patio, which measures 16' x 57'.
- The corrected site plan will be handed in to Village Hall within the week with the corrected information and corrected scale.

**Motion carried 5:0.**

The meeting was adjourned at 8:00 p.m. The next meeting is scheduled for Tuesday, August 28, 2012.

Respectfully Submitted,

*Susan A. LaQuay*  
Planning Board Secretary