

**VILLAGE OF WATKINS GLEN
PLANNING BOARD MEETING
September 24, 2008**

Present: Amedeo Fraboni, John Vona, Kevin Smith, and Tom Fitzgerald. Joe Fazzary was absent. Also present was Donna J. Beardsley, and Mayor Phillips, along with approximately 14 other people.

Acting Chairman Fraboni called the meeting to order at 7:03 p.m.

New Business

1. Watkins Glen Housing Authority – Preliminary Site Plan

Anne Cleveland explained that the Housing Authority is in the very preliminary stages of a vision that their Board has to eventually build more senior housing units. Mr. Fraboni explained the process to Mrs. Cleveland and explained that the information provided to the Planning Board does not show any of what the Housing Authority intends to do with the property, just the condition of the properties. There was much discussion regarding their plans and what needs to become before the Planning Board. The Housing Authority will resubmit a site plan for their project.

2. House of Hong – Preliminary Site Plan

Ron Cervoni of RC Designs gave an overview of the project. The Board asked how close a parking lot on the north side would be to the sidewalk. The Board asked about outside lighting, curb cuts, and the strength of the inside floor.

A motion to accept the site plan as complete was made by John Vona and seconded by Kevin Smith. All voted in favor. Motion Carried.

Mr. Fraboni then read the questions to part II of the SEQR and the Board members answered. A motion to accept the SEQR Part II as complete was made by Tom Fitzgerald and seconded by Kevin Smith.

Kevin Smith made the motion for a negative declaration of the SEQR. Tom Fitzgerald seconded the motion and all voted in favor. Motion Carried.

The public hearing for the House of Hong project will be held at the next regular meeting of the Planning Board, which will be on October 15, 2008 at 7 p.m.

3. Magee Point/Benedict Project

Mr. Fraboni read the questions of the SEQR and the Board answered, along with Mr. Benedict when further explanations were needed. Some members of the public also asked questions. Louise Johnson-Schmidt reviewed in detail the revised drawings of the project that now show additional living space and the restaurant being on one level of the building instead of two. There was much discussion regarding this project with some of the focuses being easements and/or rights-of-way of the railroad, lighting issues for the project, ownership and steepness of

the road into the property, and signage. The SEQR process for this project will be continued at the next meeting of the Planning Board. The Board took no formal actions on this project.

Minutes:

Kevin Smith made the motion to accept the minutes of August 20, 2008. John Vona seconded the motion and all voted in favor. Motion Carried.

Tom Fitzgerald made the motion to adjourn at 8:47 pm. Kevin Smith seconded the motion and all approved. Meeting Adjourned.

Respectfully submitted,

DONNA J. BEARDSLEY
RECORDING SECRETARY