

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of June 19, 2013

Present: Joseph Fazzary, Amedeo Fraboni, Tom Merrill and Chris Bond. Also present were Greg Larnard and Donna Beardsley. John Bond arrived at 7:05 pm. There were approximately 30 people in the audience.

Chairman Fazzary opened the meeting at 7:00 pm.

Chris Bond made a motion to add the Paul Clifford request to the agenda just prior to the minutes. Amedeo seconded the request and all voted in favor. Motion Carried.

Public Hearing: DeSarno's Body Shop

Chairman Fazzary gave a summary of the history of the site plan process and project to date. Amedeo made the motion to open hearing at 7:03 pm. Chris seconded the motion and all voted in favor. Motion Carried. The Chairman noted that the public hearing will remain open for 30 minutes.

Site Plan Continuation - Seneca Terrace Project

Ted Lauvee spoke on behalf of the project and also requested that the project be put on the July agenda. Mr. Lauvee noted that the plans have been modified to include access from SR 14. He also informed those present that the project went before County Planning Commission and although no quorum was present, the consensus of those present was the safety issues with three access points off from Route 14 a very short distance from each other. The County Planning Commissioner sent a letter outlining the Planning Commissions' concerns to Chairman Fazzary. The Board noted that the addition of third entrance is of concern since it is an additional access point and not an alternate access point. Various safety concerns were expressed by the Board members and from some of the public in attendance. The Board asked for another plan to be submitted.

Public Hearing: DeSarno's Body Shop – Continued

Chris made a motion to close public hearing at 7:45 pm. Amedeo seconded the motion and all voted in favor. Motion Carried. John made the motion to approve the final site plan. Amedeo seconded the motion and all voted in favor. Motion Carried.

Preliminary Site Plan - Dunkin Donuts Parking Lot Expansion

Tom Dobrydney from Fagan Engineers reviewed the concerns expressed regarding this project at last month's meeting. Mr. Dobrydney corrected his statement from last month and stated he was misinformed about transfer of the property, that the property had not yet closed at the last meeting. However, he stated that the closing will happen sometime next week. He outlined the changes that have been made to the site plan since the initial meeting. It was noted that the number of parking spaces are of concern for Board members. Mr. Dobrydney was informed that the Comprehensive Plan is what the Board members intend to follow regarding this proposed project. There was discussion regarding the B1 & B2 zones. It was suggested that verification on need for parking be compared to the original site plan. The Chairman stated that this project will be placed on next month's agenda for preliminary site plan review, not for a public hearing.

Liam O’Kane from S. Franklin Street submitted a petition that has over 100 signatures in regards to the parking lot expansion at Dunkin Donuts. He also had 3 other petitions bringing the total number of signatures to over 300 of people that do not want the project. He then read a letter he has submitted to the Watkins Review.

County Wide Comprehensive Plan Update

Chris gave an update on the status of the County Wide Comprehensive Plan. He stated that the public information gathering has been completed and a consultant, Stinemits Planning Group has been retained. He said the time schedule for the Plan will go through the end of November.

Chris noted that all municipalities in the County are participating with about 70% also contributing financially.

Clifford Request

Chris brought an areal image of the property and a copy of the utility lines on the property that Paul Clifford is requesting to purchase. It was noted that there is a residence on or near the area. Chairman Fazzary asked about the future development of the area. The Chairman stated that he would like further discussion on the area before making any recommendations to the Village Board. However, John made a motion to return this matter to the Village Board with the recommendation not to sell the existing right of way at the end of Orchard Ave. Amedeo seconded the motion and asked that the motion include this property or any other property in the Village with a right of way. All members voted in favor of the motion with the addition. Motion Carried.

There was brief discussion among the Board members about establishing an earlier deadline for applications/paperwork to be submitted to the Code Officer to get their matters placed on the next agenda. This would allow the Board members to have more time to review matters before the meeting when they are introduced.

A motion to approve the minutes of May 15, 2013 was made by John. Amedeo seconded the motion. All voted in favor. Motion Carried.

There being no further business to come before the Board, the meeting was adjourned at 8:55 pm on a motion from John and a second from Amedeo. Motion Carried. Meeting Adjourned.

Respectfully submitted,

DONNA J. BEARDSLEY
RECORDING SECRETARY