

VILLAGE OF WATKIN15 GLEN
PLANNING BOARD
Meeting of August 22, 2013

Present: Joseph Fazzary, Amedeo Fraboni, John Bond, Tom Merrill and Chris Bond. Also present were Greg Larnard and Donna Beardsley. Chairman Joe Fazzary was absent. There were approximately 20 people in the audience.

Acting Chairman Fraboni opened the meeting at 7:00 pm.

Site Plan Continuation – Dunkin Donuts Parking Lot Expansion:

Jamie Gensel of Fagan Engineers introduced himself and was present on behalf of the Dunkin Donuts owners. He reviewed the site plan request and the status to date. Tom Merrill reviewed the original request and the number of parking spaces that are currently in the parking lot to date. Tom stated that he does not see the need for further parking spaces has been demonstrated to the Board to date. Amedeo and Chris also stated that the Board has requested a parking needs assessment be provided. DOT approval for the additional driveway off from Route 14 was discussed. The Board asked about the property north of the 303 S. Franklin Street lot, inquiring as to who the owner is, though it is believed to be same owner as owns Dunkin Donuts, and what the plans are for that lot. Tom Merrill outlined his concerns regarding the fence that is proposed for the property. Amedeo stated that if the information requested is returned to the Board at the next meeting, the Board will be able to move forward with the site plan process for this project.

Revised Concept Plan – Seneca Terrace Apartments.

Atty. Guttman spoke on behalf of the project. New design plans were submitted. The project has been scaled down from 28 apartments to 24 apartments, the water retention pond and all of the roadways have been changed. The Board was asked for a preliminary indication of whether or not they will consider this proposal before all the specific detail is presented to them. Gordon Sandsbury, traffic engineer, who was hired by the owner to do a traffic study and determine where the ingrees/egress points should be and how the traffic will be handled on the existing streets. Further details will be provided if this redesigned plan meets with the Board's approval. It was noted that the Village utility departments have indicated that this plan design will work better as far as the utilities are concerned. The public was not allowed to speak since this meeting was not a public hearing.

John made the motion to approve the concept plan. Tom seconded the motion and all voted in favor. Motion Carried.

A motion to approve the minutes of the June 19, 2013 meeting was made by John. Chris seconded the motion. All voted in favor. Motion Carried.

Acting Chairman Fraboni stated that a Committee needs to be formed to look at the existing zoning law and the possibility of changes that are needed. Jim Adesso, Village liaison to the County Planning Commission agreed to coordinate that committee.

Chris gave an update on the County Comprehensive Plan. He stated that the Plan is moving forward, and that they have been consulting with Cornell representatives. He noted that pieces

will be specifically written for each town and village within the County. He further stated that good ideas have come forward and that he expects within a couple meetings there will be some draft documents to be reviewed.

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

Respectfully submitted,

DONNA J. BEARDSLEY
RECORDING SECRETARY