

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of September 18, 2013

Present: 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 12 people in the audience.

Acting Chairman Chris Bond opened the meeting at 7:00 pm.

Site Plan Continuation – Dunkin Donuts Parking Lot Expansion:

Jamie Genzel from Fagan Engineers spoke on behalf of the project. The board members previously received the materials requested at the August meeting. At the present time the owners intend to continue to rent the property two parcels north of the current Dunkin Donuts. He stated that a contractor will be looking at the lighting surrounding the drive-thru and will make changes to control the spillage.

Jamie spoke regarding the reason for expanding the parking lot at Dunkin Donuts. He noted that the parking lot was previously expanded from 13 to 20 parking spaces. He reviewed data from the owners regarding the annual increase in customer count, noting that they have seen a 60% increase since opening. The expectations are that the business will continue to see increases over the next five years and the additional parking is needed.

Tom Merrill expressed his concerns and reasons for his belief that the parking lot expansion is not necessary.

Acting Chairman Chris Bond read the questions to Part II of the SEQR and the Board members answered them. Amedeo made the motion for a negative declaration and John Bond seconded it. All voted in favor. Motion Carried.

Amedeo made the motion to accept the site plan application as complete. John Bond seconded the motion. All voted in favor. Motion Carried.

John made the motion for approval of the preliminary site plan, and Amedeo seconded the motion. The vote was 3 in favor and 1 opposed (Merrill.) Motion Carried.

Preliminary Project Review - Watkins Glen Apartments, 200 Tenth Street:

Dan Whelan of BCK Architects & Engineers introduced Anthony Fiala of The S.E.P.P. Group, the development group that is doing this project, along with others working on the project that were in attendance.

Dan reviewed drawings and gave a verbal overview of the plans for the project with the Board members. It was noted that the gym/auditorium will be separated from the housing part of the building. It is intended that the gym/auditorium section of the building will be for public use. There will also be a separate parking lot added for the public area and the existing parking lot will be for the residents of the housing units. There was some discussion that the number of

parking spaces available does not meet the minimum number required pursuant to the zoning law. Dan indicated that the developers will seek a variance on the required number of parking spaces from the ZBA.

Dan noted that the existing elevator will be used for the public side of the building and a new elevator will be installed for the housing unit portion of the building. He further stated that the building in general will be a non-smoking facility, although there will be a designated area for smoking on the residential side.

Dan stated that they are planning to bring the project before the Planning Board in October for preliminary site plan approval.

Amedeo made a motion for the Planning Board to send a request to the ZBA requesting that the variance for the minimum number of parking spaces be approved. John seconded the motion and all voted in favor. Motion Carried.

Minutes:

A motion to approve the minutes of the August 22, 2013 meeting was made by John. Amedeo seconded the motion. All voted in favor. Motion Carried.

Adjourn:

There being no further business to come before the Board, the meeting was adjourned at 8:20 pm on a motion from John and a second from Amedeo. Motion Carried. Meeting Adjourned.

Respectfully submitted,

DONNA J. BEARDSLEY
RECORDING SECRETARY