

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of October 16, 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 18 people in the audience.

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

Public Hearing - Dunkin Donuts Parking Lot Expansion:

Acting Chairman Chris Bond opened the public hearing at 7:01 pm He informed the public that the project did not make it to the County Planning Commission in time for their October meeting therefore no action will be taken at the conclusion of this hearing.

Liam O’Kane read a prepared statement listing his opposition to the project, and submitted a petition he began online with 150+ signatures.

John Bond stated that as a member of the Board he has noticed that most of the people that attend meetings on a project are against the project. He prepared a survey and placed it in several local businesses in the Village. His survey had 200+ signatures, with the majority of them being in favor of the project.

Barbara Merrill, owner of a B&B across the street from Dunkin Donuts spoke regarding her concerns and opposition to the expansion project. Tom Merrill submitted a petition they had circulated.

Angie Franzese lifelong resident of and business owner in Watkins Glen spoke of the need for more parking particularly on Franklin Street. She supports the project and hopes the Board will too.

Nancy Happel owner of a B&B directly across the street from Dunkin Donuts stated her concerns and reasons for opposing the project. She stated that Dunkin Donuts is not a good neighbor.

Marie Fitzsimmons of Hector encouraged the Board to reject the project and keep the beauty of the Village.

Travis Durfee owner of the Madison Guest House urged the Planning Board to vote no on the expansion of the Dunkin Donuts parking lot.

Rob Kurcoba of Watkins Glen stated that he has never seen the Dunkin Donuts parking lot full.

Tom Merrill, representing himself and not as a Board member, stated that the parking lot is never full more than 1 – 2 hours per day. He is opposed to the parking lot expansion and does not feel that it is necessary.

Amedeo Fraboni suggested that any violations the neighbors are observing that are of concern to them be reported to the Code Enforcement Officer. He also noted that there is a Board of Health that violations can also be reported to.

Nils Watson of Watkins Glen asked if there are plans in place to deal with the congestion in that area if the business is to continue to expand.

Amedeo Fraboni stated that he was on the Board when Wal-Mart was built and many people were against it. He further stated that the Village is ready to explode as more people continue to come here each year.

Site Plan – Watkins Glen Apartments:

Dan Whelan, architect for the project stated that he learned that the number of required parking spaces was not as great as originally thought. They currently have more than the minimum number of parking spaces required for the project without seeking a variance. He noted that they will keep the existing sign in front of the school but will alter so it is not a moving LED sign, and reviewed other areas where there will be signage. Mr. Whelan noted that they have added a small storage building for lawnmowers etc. He also discussed the lighting that will be in place for the project. He stated that no other changes have been made from the preliminary drawings that were reviewed at the last meeting. It was noted that all apartments will be for people ages 55 and over.

The developers submitted the short form Part I of the SEQR at the September meeting. The Board reviewed it. Acting Chairman Bond read the questions from Part II of the SEQR form and the Board members answered. Amedeo made the motion for a negative declaration and Tom seconded the motion. All voted in favor. Motion Carried. Amedeo made the motion to accept the site plan as complete. John seconded the motion and all voted in favor. Motion Carried. Tom made the motion to approve the preliminary site plan. John seconded the motion and all voted in favor. Motion Carried. The developers were informed that the project will go before the County Planning Commission meeting on November 14th. The public hearing for this project will be held at the next Planning Board meeting on November 20th at 7 pm.

Minutes:

A motion to approve the minutes of the September 18, 2013 meeting was made by Amedeo. John seconded the motion. All voted in favor. Motion Carried.

Project update reports:

Greg Larnard reported that the four apartments at the Waterworks Project have been issued their Certificate of Occupancy and all are rented. He also noted that Condo number one is close to being completed.

Greg noted that Marty Wojcik received his third permit extension for the renovations to the house he owns on Lakeview Avenue. He said that there is no way to force any timeline for completion of projects as long as permits are renewed.

Greg stated that he has no factual information on the Elmira Savings Bank project at this point in time.

Greg reported that Billy Bob Lusk closed his store and he will not be reopening another. He has obtained all the required paperwork and permits for a new office at his marina and an accessory building for storage of his equipment. There was some discussion on this and the Board requested that Greg require Billy Bob to come before the Board with a site plan for the accessory building.

Greg updated the Board on the status of the conditions at 123 Fifth Street and what has been happening there. At this time the building has been closed to occupancy due to failing the natural gas testing.

There being no further business to come before the Board, the meeting was adjourned at 8:15pm on a motion from John and a second from Amedeo. Motion Carried. Meeting Adjourned.

Respectfully submitted,

DONNA J. BEARDSLEY
RECORDING SECRETARY