

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of November 20, 2013

Present: John Bond, Amedeo Fraboni, Chris Bond and Tom Merrill. Also present were Greg Larnard and Naomi Kingsley. Chairman Joe Fazzary was absent. There were approximately 17 people in the audience.

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

Public Hearing – Watkins Glen Apartments, 200 Tenth Street:

Amedeo made a motion to open the public hearing. The motion was seconded by Tom. Dan Whelan with BCK Architects and Engineers gave a brief run down of the site plan to the members of the audience. Chris asked if there were any comments from the public.

One member asked about air conditioning for the units. If there was not going to be central air, did that mean that each unit would have a window air conditioner and how would that look with all those hanging out the windows. Dan responded that there would not be central air except for in the common areas and at another project they utilized a portable air conditioning unit with a flexible hose that ran through a panel in the window. Sue Kimmel explained that the panel sits inside the screen so you don't really see them from the outside.

Since there were no more comments from the public, Chris stated he would leave the hearing open for a half hour and would go on with agenda.

Final Site Plan Determination – Dunkin Donuts Parking Lot Expansion:

The County Planning Board approved the plan with minor modifications. They requested testing of the retaining wall after the structure was removed and a study for to see if additional lighting would be needed at the end of the new parking lot.

Greg reported that the only change he was aware of was the light near the drive thru to would be changed to cut off spillover per Fagan Engineers. No additional lighting is shown on the plans.

Chris asked Manish Patel if the lighting was inadequate would you be willing to increase it. Manish responded yes and stated that the drive thru light is being changed to an LED light. He will also provide an integrity study on retaining wall.

John made the motion on behalf of the village residents to approve the site plan. Amedeo seconded the motion. The motion was approved with a 3-1 vote.

Streetscapes Project Review – 210 N. Franklin Street:

John Barradas, Brian Williams and Julie Chavalier were present to speak about the project. Julie explained that this is the last component of the NY Mainstreet Program which provided funding for several businesses in the village. There is no cost to the village or to the chamber. The project must be closed by December 9th but if the village board approves the plan at their Dec 2nd meeting then she can get a two week extension.

Brian explained that the village would be the recipient of the funds and would have to contract for the work to be done. The village will also have to maintain the project for 5 years, and then a release would be issued.

The project is the addition of a timber pergola with aluminum perlings and 5 planters with wisteria. There will also be two hemlock screens in the back of the building to cover the garbage receptacle and the condensers. A 15' fire lane is needed for emergency access which can be maintained with the addition of the screens.

Julie stated that because the building is on the historic registry they need to have the approval of SHIPO. It is in their hands waiting for approval.

Amedeo asked if this proposal had been taken to the village board. Have they been approached about maintaining it for 5 years? Mayor Swinnerton was in the audience and responded yes, the village was in agreement with the plan.

Julie stated that the building actually belongs to Jim Guild and it would fall back on him after 5 years.

Chris stated that it was the board job to say whether or not they were ok with the proposal. John made a motion to voice our support of the project. Tom seconded the motion, all were in favor.

Chris stated that we have completed the half hour on the Watkins Glen Apartments hearing. Amedeo made a motion to close the hearing, John seconded it. All were in favor. There were no other questions. John made a motion for approval. Amedeo seconded the motion and all were in favor.

Minutes:

Tom had a correction on page one of the minutes. A motion to approve the October 16, 2013 minutes with correction was made by John. Amedeo seconded the motion. All were in favor. Motion Carried.

Project update reports:

Greg reported that he had a meeting with Mr. Kennedy from Schuyler County Emergency Services. The county will be putting up a new communication tower on the south end of

the Shared Services Building and the current tower at the county complex will be removed.

He also talked to Bill Lusk and Bill will have a site plan for the boards December meeting.

Amedeo asked about Bill's former property. Greg stated that he has tried to contact both Welliver Engineers and Elmira Savings Bank with no response from anyone.

John asked about the structure at the Village Marina. Is it temporary? Greg said that Mr. Kennedy provided information on that also. It is a temporary cover for Josh Navones' sailboat so it can be sanded over the winter and then it will be coming down. That is located on county property, not village and county government is not subject to village planning.

Greg stated that there is a typo in the zoning law and Paul Marcellus cannot have the sign he is requesting.

There being no further business to come before the Board, the meeting was adjourned at 7:41 pm on a motion from John and a second from Amedeo. Motion Carried. Meeting Adjourned.

Respectfully submitted,

NAOMI C. KINGSLEY