

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of December 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 15 people in the audience.

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

Preliminary Site Plan Review: Seneca Marine - 157 Lembeck Lane

Billy Bob Lusk gave an overview of his project. He noted that he has moved the storage garage from his former property to his marina property. He stated that there will be no retail store at the marina and that the building is used for the storage of his equipment. He further noted that the other buildings on the property are used for boat storage only. He said that there is no electric or water to the building. Acting Chairman Chris Bond read the questions to the SEQR form and the Board members answered them. Amedeo made the motion to declare a negative declaration. John Bond seconded the motion and all voted in favor. Motion Carried. Mr. Lusk was informed that his project would be sent to the County Planning Commission for review and then a public hearing would be held by this Board.

Seneca Terrace Apartments:

Attorney Guttman and Engineer Ted Lauvee summarized the many changes that have been made to the original site plan for the proposed apartments. They noted that the biggest change was the elimination of the open pond and they will be putting in a septic system. They informed the Board that they have met with the Department of Transportation regarding the project. Greg was asked to forward the new plans to Hunt Engineers for their review on behalf of the Planning Board.

Acting Chairman Chris Bond inquired about the alleged boundary line disputes with Compese and Nitche. Attorney Guttman spoke on behalf of Mr. Frandsen and the development and explained their position. Attorney Guttman requested that the Planning Board continue with their review of the project. Acting Chairman Chris Bond requested that the Planning Board be provided with documentation that satisfies the Board that the discrepancies have been resolved. Acting Chairman Bond also requested that the Planning Board be provided with written documentation that the development is not a low-income housing project. It was noted that the Fire Chief is requiring a request from either the Planning Board or the Code Enforcement Officer regarding any concerns either of them may have regarding the fire safety of the project.

Minutes:

A motion to approve the minutes of the November 20, 2013 meeting was made by John Bond. Amedeo seconded the motion. All voted in favor. Motion Carried.

Project update reports:

Greg Larnard reported that he had finished his required training during the first week of December. He also stated that he will be in attendance at the ZBA meeting regarding the Marcellus sign matter.

He informed the Board that Jim Guild's General Store has been issued a kitchen upgrade permit. He stated that an ice cream store will be installed inside the General Store.

Greg noted that the second phase of St. Mary's project is underway.

Greg stated that the gas line installation has passed inspection by NYSEG at the 123 Fifth Street property. However, there is currently no electric, heat or water in the building so NYSEG cannot do any further testing. The building remains unoccupied.

Greg informed the Board that he and Dean will begin fire inspections on commercial buildings in January.

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,

DONNA J. BEARDSLEY
RECORDING SECRETARY