

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of February 19, 2014

Present: Amedeo Fraboni, John Bond, and Chris Bond. Joseph Fazzary and Tom Merrill were absent. Also present were Greg Larnard, Jim Adesso and Donna Beardsley. There were approximately 17 people in the audience.

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

Public Hearing - Seneca Marine – 157 Lembeck Lane

John made the motion to open the public hearing at 7:01 pm. Amedeo seconded the motion and all voted in favor. Motion Carried. The public hearing will be held open for 30 minutes.

Site Plan Continuation – Seneca Terrace Apartments:

Chris gave a summary of the last appearance for this project before the Planning Board and the concerns that were raised by the members of the Planning Board. Atty. Guttman presented Chairman Bond with an affidavit from the developer stating the amounts of rent that will be charged for the units once this project is completed and also stating that the owner does not intend to reduce the rents from the amounts stated in the affidavit. Attorney Guttman further stated that he has filed an action in Supreme Court for the Judge to make a decision regarding Jackson Street. He will provide the Planning Board with a copy of the Judge's decision once it is rendered.

Chris brought up the property line dispute with the adjoining Nitch property. Attorney Guttman stated that he just sent Mr. Nitch a letter stating once the development is complete the developer will deed over the property in question to the Nitches. He noted that the property is an approximate six foot strip of land.

The Board had no further questions/changes from an engineering standpoint. It was noted that the engineer from Hunt has approved the latest engineering drawings and has notified the Board that they are satisfactory.

Minutes:

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

Updates:

Greg informed the Board that a Chinese restaurant will likely be opening in the former Pick-A-Flick building. He has been talking with the owner of the building, the tenants and their architect. They have to put in a kitchen so it will be a while before they are ready to open. They will not be required to bring a site plan to the Planning Board as a restaurant is allowable in that location.

Greg reported that the townhouses on Salt Point Road still do not have a water supply so they are at a standstill as far as the continuing construction goes.

Greg reported on the meeting he had with Nicolette from Hunt and Attorney Jeff Evans regarding changes to the Village's zoning law.

Public Hearing Continued:

John made the motion to close the public hearing at 7:31 pm. Amedeo seconded the motion. Chris made the motion for final site plan approval. John seconded the motion and all voted in favor. Motion Carried.

Adjournment:

There being no further business to come before the Board, Amedeo made the motion to adjourn the meeting at 7:32 pm. John seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

DONNA J. BEARDSLEY
RECORDING SECRETARY