

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

Present: Amedeo Fraboni, John Bond, Chris Bond, Joseph Fazzary and Tom Merrill. Also present were Greg Larnard, Jim Adesso and Donna Beardsley. There were approximately 9 people in the audience.

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

**Preliminary Site Plan – Seneca Physical Therapy Addition – 609 N. Franklin Street**

Amanda gave a brief overview of the planned changes to her building. She indicated that they plan to renovate the building inside and outside along with adding a small addition to the building on both the front and the back. She stated that the addition in the front will not take the building any closer to the road.

Acting Chairman Bond read the questions to Part II of the SEQR and the Board answered them. Amedeo made a motion for a negative declaration to the SEQR. Joe seconded it and all voted in favor. Motion Carried. John made the motion to accept the application as complete. Tom seconded the motion and all voted in favor. Motion Carried. Joe made the motion for preliminary site plan approval. John seconded the motion and all voted in favor. Motion Carried.

**Site Plan Continuation – Seneca Terrace Apartments:**

Ted Lauve gave an overview of the project and also reviewed and explained the revisions that have been made to the project since December 2013. He answered questions from Board members and showed the changes on the drawings that were on display.

Attorney Guttman addressed the Board regarding the property line disputes. Attorney Guttman indicated that the Nitches have agreed to the resolution offered by the developer. Attorney Guttman stated he had received a letter from Mr. Nitché's attorney stating that they were in agreement with the resolution offered, which is that Mr. Frandsen will deed over the small parcel of land that is in question by Mr. Nitché, as that portion of land is not necessary for the apartment development.

Attorney Guttman said he will have the agreed upon resolution to the Compese dispute in writing for the Board members by the April 16, 2014 meeting. Attorney Guttman stated that the parties had just reached the agreement approximately one hour before tonight's meeting. He outlined the agreement as Mr. Frandsen agreeing to contribute monies to some charities and requesting that the Village erect a sign encouraging people to use Monroe Street as the main means of ingress and egress rather than Jackson Street. Attorney Guttman further stated that Mr. Compese has agreed that if the erection of the sign is denied by the Village that it will not be a deal breaker to his property line dispute with the developer. Attorney Jeff Evans who represents the Compeses was also present and he confirmed to the Board that both parties are agreeable to the items listed above.

Acting Chairman Chris Bond asked the Board if they are satisfied with the resolutions to the two boundary line disputes. The Board members were in agreement with them and stated that the Planning Board will recommend to the Village Board that the sign be placed regarding the use of Monroe Street as the main entrance to the development.

Amedeo made the motion to accept the application as complete. John seconded the motion and all voted in favor. Motion Carried. John made the motion for preliminary site plan approval. Amedeo seconded the motion and all voted in favor. Motion Carried.

Chairman Bond stated that both projects will go to the County Planning Commission on April 10<sup>th</sup>. The public hearings for both projects will be at the next regular Planning Board meeting on April 16, 2014.

**Minutes:**

A motion to approve the minutes of February 19, 2014 was made by John. Amedeo seconded the motion. All voted in favor. Motion Carried.

**Updates:**

Greg reported that he met with the owner of the Pick A Flick building and his architect regarding having a restaurant in that building. There may be a requirement for Sunoco to have a public restroom. Greg will look into that further.

Greg reported that he has made several site plan visits.

Greg stated that Jamie Guild has requested a variance regarding signage for the Ben & Jerry's business he is putting in. The ZBA will hear that variance request in early April.

Greg informed the Board that the WG Hotel renovations are well underway. He stated that it will be very nice once completed. He further noted that the existing 16 rooms are being renovated to 12 rooms and everything is being replaced – sewer lines, water lines, electrical, insulation etc.

Greg noted that he will be inspecting the next to the last unit for framing at the Waterworks project tomorrow. He further noted that the water issue and railroad issues have not yet been resolved. He also mentioned that no occupancy permits have been issued for anyone to move into the condo units yet.

Greg stated that there is nothing new on the Dunkin Donuts parking lot matter.

Chris informed everyone that the County Comprehensive Plan is available now and is also on the County website. He further stated that a public information meeting will be held on March 25<sup>th</sup>.

There being no further business to come before the Board, John made the motion to adjourn the meeting at 7:40 pm. Amedeo seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

DONNA J. BEARDSLEY, RECORDING SECRETARY