

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of April 16, 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 20 people in the audience.

Acting Chairman Chris Bond opened the meeting at 7:01 pm.

Public Hearings

Seneca Physical Therapy Addition – 609 N. Franklin Street

A brief overview of the plans for the building was reviewed by Lisa Reynolds. A motion to open the public hearing for this project at 7:03pm was made by Joe and seconded by John. All were in favor. Motion Carried. Acting Chairman Bond asked for comments from the audience, but there were none. The hearing was left open.

Seneca Terrace Apartments Continuation: Monroe & Jackson Streets

Attorney Guttman and Ted Lauve gave a brief overview of the changes that have been made to the original site plan. Attorney Guttman provided the Board with a letter from Attorney Jeff Evans stating that the dispute between the developers and his clients, Anthony and Stephen Compese has now been resolved. He also presented a letter from Attorney Aaron Mullen stating that the property line dispute between the developers and his clients Stephen Nitcher and Theresa Riley has now been resolved. He further provided the Board with a letter signed by the Watkins Glen Fire Chief that satisfactorily addresses the concerns regarding fire protection to the development. There a few questions that the developers answered.

John made the motion to open the public hearing at 7:08pm. Tom seconded the motion and all were in favor. Motion Carried. Acting Chairman Bond asked for comments from the public. Nick Paradiso spoke in favor of the project. Ted Specchio spoke in favor of the project. Tom Hoy spoke about his concerns regarding the project and the affect it will have on the neighborhood. Margie Hoy stated her continuing concerns regarding the streets around the proposed development. Betsy Galbraith expressed her concerns regarding the additional traffic resulting from the proposed development. Barbara Schimizzi stated her concerns regarding the proposed development and the effect it will have on water to the homes in that area. John Callanan spoke on behalf of the Elks Club stating that the Elks Club is in favor of the development and encouraged the Board to approve the project. Bob Lee spoke in favor of the project and the resulting expansion of the Village's tax base.

A motion to close the public hearing on the Seneca Physical Therapy Addition was made by John and seconded by Amedeo at 7:33 pm. All were in favor. Motion Carried.

Joe made the motion to approve the site plan as presented. Amedeo seconded the motion and all were in favor. Motion Carried. Site Plan Approved.

Acting Chairman Chris Bond requested that Ted Lauve re-address the results of the traffic study that was done on behalf of the proposed Seneca Terrace Apartments project and to speak to the concerns expressed about the water as it comes into the development, which he did. There were a few more comments made by some of the people that previously spoke, and some clarifications were made by the developer and his representatives.

A motion to close the public hearing at 7:48 pm was made by John. Amedeo seconded the motion and all were in favor. Motion Carried.

A motion to approve the final site plan with the acknowledgment that the Board will look into the signage request was made by Chris. John seconded the motion and all were in favor. Motion Carried. Site Plan approved.

Minutes

A motion to approve the minutes of March 19, 2014 was made by Tom. Amedeo seconded the motion and all were in favor. Motion Carried.

Updates:

Greg reported that the Lucky Star Chinese Restaurant received their building permit and have started working. He said that the demolition work has begun and that at this point no construction work has started. He commented that there is a definite language barrier between him and the people working on the project.

Greg stated that work on the Woodlands' Oar House project started yesterday.

Greg noted that there have been a few permits issued for small projects such as electric upgrades, etc.

He further stated that a small office addition for the Villager Motel will begin sometime after Easter. He noted that no site plan is required because it doesn't meet the size requirements.

Greg informed the Board that tomorrow he is meeting with the contractor and owner of Dunkin Donuts to discuss the correct procedures to demo the building to the north of their store and begin the parking lot improvement project. He noted that the contractor is T. Shaw, Inc. from Cortland. He said that no date has been set for the demo to start.

There was some discussion regarding the scaffolding at a private project on 14th Street. Greg stated that he is aware of the project and the scaffolding but there is nothing he can do regarding the scaffolding since it is on private property.

Chris Bond noted that the County Comprehensive Plan has been updated. He informed everyone that there will be a formal public hearing held on it at the May 12, 2014 regular County Legislature meeting.

There being no further business to come before the Board, John made the motion to adjourn the meeting at 8:00 pm. Amedeo seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

DONNA J. BEARDSLEY
RECORDING SECRETARY