

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
Meeting of May 21, 2014

Present: John Bond, Chris Bond, Joseph Fazzary and Tom Merrill. Also present were Greg Larnard, Jim Adesso and Donna Beardsley. Amedeo Fraboni was absent. There were approximately 5 people in the audience.

Acting Chairman Chris Bond opened the meeting at 7:02 pm.

**Project Seneca – Review of RFP**

Rick Weakland, Project Manager for Project Seneca spoke about the possibility of changes to Lakeside Park Point, which is owned by the Village of Watkins Glen. He gave some background info on what the project committee is looking for and the time line for possible development at that location. He explained that the RFPs that will be going out are for preliminary information gathering to see if there is interest and what type of interest there may be for development of that parcel. He informed the Board that they will be involved in the SEQR process for the site as well as reviewing and approving the site plan for any project/development that may come forward. He indicated that the project could be either a long term lease, probably 25 years or more, or a sale of the property. There would be a clause whether leased or sold that would have the property revert back to the Village if the project does not move forward. He stated that the RFPs will be going out in the next week or two and will be due back at the end of June. Rick stated that he will return to the July meeting of the Planning Board for an update on the responses to the RFPs.

**Minutes**

A motion to approve the minutes of April 16, 2014 was made by Joe with the correction of Chris making the motion to approve the final site plan for Seneca Terrace Apartments. Tom seconded the motion and all were in favor. Motion Carried.

**Updates:**

Greg Larnard informed the Board that he spoke with the contractor for Dunkin Donuts today and they are planning to blacktop tomorrow. He also noted that Dunkin Donuts has received their permit from DOT to proceed.

Greg stated that the Watkins Hotel will be opening 4rooms in the back by this weekend. They are hoping for a temporary Certificate of Occupancy to have those rooms open

Greg reported that the Lucky Star Chinese Restaurant is moving along with their project. Greg indicated that he anticipates that they will be ready to open within 4 – 6.

Greg noted that he has met with Elmira Structures, the contractors working on the former HSBC bank building. He stated that they are doing upgrades to the building and will be working on the upstairs to make rental office space.

Greg informed everyone that the new Ben & Jerry's will open this Friday. He further stated that the Certificate of Occupancy has been issued.

Greg also informed everyone that Finger Lakes Frozen Yogurt is now open.

Greg reported that work is moving along on the Oar House at Frog Hollow Marina.

Lastly, Greg stated that the Villager Motel small addition has not yet begun.

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

Respectfully submitted,

DONNA J. BEARDSLEY  
RECORDING SECRETARY