

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of November 18, 2015

Present: Chris Bond, Joe Fazzary, Tom Merrill, Jim Adesso and Tom Fitzgerald. Also present were Greg Larnard and Donna Beardsley. Jenna Tormey was absent.

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

Public Hearing - 246 Lee Road-Subdivision:

Chris reviewed the status of the project to date. Jim made the motion to open the public hearing at 7:03pm. Joe seconded the motion and all voted in favor. Motion Carried. Chris noted that the public hearing would remain open while they addressed other items on the agenda.

Continuation of Preliminary Site Plan – Franklin Plaza Parking Lot Upgrades:

Chris reviewed the status of the project to date. The owner was not present to further address the Board's concerns regarding the project. Greg informed the Board that he recommended that the owner have someone present at this meeting, even though Mr. Shah is out of state on business. Chris asked if all Board members received and had reviewed the email letter from Mr. Shah today. Chris discussed taking action on the location of the fence near the buildings on the site plan but delaying any action on the dumpster. Joe reminded the Board members that the type of proposed fence will not be allowed once the design concept plan is adopted by the Village Board. Tom expressed his opinion that the fences on the property should all be the same and Jim agreed.

Preliminary Site Plan Review – 135 Corning Road:

Kirk Sorensen was present with his engineer and had drawings of the site plan for the Board. The engineer reviewed the plan in detail with the Board members. The Board members asked various questions and the engineer answered them. There was discussion regarding the number of parking spaces that will be required for the buildings. It was noted that the number of parking spaces shown on the drawings are less than the required number. Tom M. expressed his concern regarding parking spaces and the grade of the property and stated that he would like to see a site plan with the required number of parking spaces. Chris made the motion to approve the preliminary site plan contingent upon adding the grading information and showing the required parking spaces. Tom F. seconded the motion. Kirk Sorensen asked if they could demo the existing buildings prior to the final site plan approval and was told that he could, but that he needed to get a permit first. All voted in favor of the motion. Motion Carried. Greg noted that the pre-demolition meeting with the utilities was held today.

Joe made a motion to close the Public Hearing on the 246 Lee Road project at 7:36pm. Jim seconded the motion. All voted in favor. Motion Carried. Ms. Marcellus was informed that after this Board receives notification from the County Planning Commission final action will be taken on this site plan.

Patel Garage: Bob Patel was present and the Board was previously provided with a drawing of the garage project. Greg noted that the garage will be 20'x40' and used for storage of a few items from the hotel and for his vehicles. The garage will be set back further than the existing buildings on the property. Chris read the questions to Part II of the SEQRA and the Board members answered them. Chris made the motion for a negative declaration. Joe seconded the motion and all voted in favor. Motion Carried. Joe then made the motion to approve the preliminary site plan. Jim seconded the motion and all voted in favor. Motion Carried. Mr. Patel was advised that the public hearing on this project will be held at the December 16th Planning Board meeting.

Minutes: Jim made the motion to approve the minutes of October 21, 2015. Tom F. seconded the motion and all voted in favor. Motion Carried.

Updates:

Greg gave a brief overview of the status of the Watkins Brewery project and the Seneca Terrace Apartments project noting that both of them are moving along.

Greg informed the Board that he will begin fire inspections soon and conduct them throughout the winter months.

Greg said that he is working with the Maguire Dealership regarding all of their signage. He stated that he is also working with Burger King regarding their signs.

Greg informed the Board that he has tried to communicate with Manish Patel regarding the Dunkin Donuts parking lot project, but has had no response.

There was discussion including some concerns among the Board members regarding past and current projects although no actions were taken.

Adjournment:

There being no further business to come before the Board, Chris made the motion to adjourn the meeting at 8:15pm. Jim seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

DONNA J. BEARDSLEY
RECORDING SECRETARY