

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
Meeting of February 22, 2017

Present: Joe Fazzary, Tom Fitzgerald, Jim Adesso, and Brian Eslinger. Also present were Greg Larnard and Donna Beardsley. Jenna Tormey was absent. There were approximately fifteen people in the audience.

Acting Chairman Joe Fazzary opened the meeting at 6:33pm.

**Public Hearing: 215 East Third Street Subdivision**

A motion to open the public hearing on the subdivision was made by Jim at 6:33pm and seconded by Tom. All voted in favor. Motion Carried.

**Public Hearing: The Glen Resort – 214 N. Franklin Street**

Brian made the motion to open the public hearing on The Glen Resort at 6:36pm. Tom seconded the motion and all voted in favor. Motion Carried.

**Preliminary Site Plan Review: Shah Development on Northwest Corner of West Eighth Street and North Franklin Street.**

Kurt Charland of Bergman Associates gave a verbal summary of the proposed project, a fast food drive-thru restaurant and provided drawings that showed the layout of the proposed project. He acknowledged that there were a few obstacles to be overcome before the project can go forward. There were some questions by the Board members that Mr. Charland answered. Mr. Charland stated that this was just a very preliminary presentation to let the Board know what the plans are, though he noted they will be going to the ZBA seeking the necessary variances before he will be back with more thorough drawings. There were also some audience concerns that were addressed by the Board members.

**Preliminary Site Plan Review – Kayak Launch**

Chris Bond from Hunt Engineers was present to review the plan for the Board verbally and with drawings. There were some questions from the Board that Mr. Bond answered.

The Board members reviewed Part 1 of the SEQR. Joe read the questions to Part II and the Board members answered them. Jim made the motion for a negative declaration and Tom seconded the motion. All voted in favor. Motion Carried. Brian then made the motion to approve the preliminary site plan as presented. Tom seconded the motion and all voted in favor. Motion Carried. Brian made the motion for the public hearing to be held at the March 15<sup>th</sup> meeting. Jim seconded the motion and all voted in favor. Motion Carried.

Tom made the motion to close both public hearings at 7:05 pm. Jim seconded the motion and all voted in favor. Motion Carried.

**New Façade Review – Atlas Pizza – 308 N. Franklin Street**

A verbal overview of the details of the façade changes for the building at 308 N. Franklin Street was presented by the engineer for the project. No formal actions were necessary by the Board, however, Brian made the motion to approve the façade changes for the 308 N. Franklin Street property and Jim seconded the motion. All voted in favor. Motion Carried.

**Subdivision of Property – 215 Third Street – Continued**

Brian made the motion to accept the application as complete. Jim seconded the motion and all voted in favor. Motion Carried. Jim then made the motion to approve the final site plan and Tom seconded the motion. All voted in favor. Motion Carried.

**The Glen Resort – 214 N. Franklin Street - Continued**

Jim made the motion to accept the application as complete and Tom seconded the motion. All voted in favor. Motion Carried. Tom then made the motion to approve the final site plan and Jim seconded the motion. All voted in favor. Motion Carried.

**Minutes:** Jim made the motion to approve the minutes of January 18, 2017. Tom seconded the motion and all voted in favor. Motion Carried.

**Updates:**

Greg reported the following project updates.

Work has begun on the second floor of the O’Shaughnessy building. There will be two apartments and possibly an office.

The Watkins Brewery Holdings project is very close to being finished.

The Seneca Terrace Apartments project is moving right along and is getting closer to completion.

Work has begun on the Cargill brine house building.

The completion of the liquor store addition ran into weather conditions that have slowed down the project.

The building of some single family homes will be underway this spring.

**Adjournment:**

There being no further business to come before the Board, Jim made the motion to adjourn the meeting at 7:38pm. Tom seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

DONNA J. BEARDSLEY  
RECORDING SECRETARY