

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
Meeting of December 17, 2014

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

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

**Public Hearing: 103 – 105 N. Glen Avenue:**

A motion to open the Public Hearing was made at 7:01pm by John and seconded by Joe. All voted in favor. Motion Carried

Acting Chairman Chris Bond read the questions to Part II of the SEQR and the Board members answered them. Amedeo made the motion that the action will not result in any significant adverse environmental impact. Chris seconded the motion and all voted in favor. Motion Carried.

**Dunkin Donuts Project Review:**

Tom Dobrydney from Fagan Engineers was present and gave a summary of the changes that will be made. He stated that the owner is waiting on the landscaping until he get an answer from DOT regarding the entrance/exit requirements. Tom stated that the dumpster surround fence is a three foot fence and that if new landscaping is done perhaps it could be higher than the fence. There was discussion regarding removal of the fence and replacing it with landscaping only.

**Minutes:** Tom made the motion to approve the minutes of November 19, 2014. Joe seconded the motion and all were in favor. Motion Carried.

**Project Updates:**

Greg reported the following:

That the tower at the County Building is starting to come down.

Middle school project - the project has begun. The asbestos abatement is going well, and that most of the asbestos is in the floors of the building. After the asbestos abatement is done the walls will begin coming down.

Seneca Terrace - There was a meeting with Ted Lauvee, Harley Connelly and Greg. The developer now has all required approvals and permits and should be able to begin the project. The developer plans to begin working on the project this winter, weather permitting, and if not then as soon as possible in the spring.

Village Motel - The addition is about one-third of the way done.

15<sup>th</sup> Street Porch Project - The framing is done for a new dormer upstairs and a small addition downstairs.

Elmira Savings Bank - The foundation in and the roof is up and was being shingled today. They are also installing a new guide rail to protect the gas pipe.

Luck Star Chinese Restaurant - There was a failure in their HVAC unit and they had to replace it. It was a new unit that failed.

The free standing sign in front of the Gold Mine will remain as it conforms to the zoning law. There will be a roof over the sign to connect it to the face of the building. If it is connected to the building it will change it from a sign to a part of the building. Greg stated that he will be speaking with the contractor to be sure the roof does not connect to the building.

Greg informed the Board that there is no Phase Two for the property where the condos are. There was a brief discussion regarding the small parcel of property that Bruce Nelson purchased to the south of the property where the condo development is located. Greg also noted that they just began the renovation for the art gallery.

**Public Hearing: 103 – 105 N. Glen Avenue Continued:**

Joe made the motion to close the Public Hearing at 7:42pm. Amedeo seconded the motion and all voted in favor. Motion Carried.

Chris made the motion to approve the subdivision of the property. John seconded the motion and all voted in favor. Motion Carried.

Chris gave an overview of the status of the Park Point project. He stated that he recently attended a meeting on that project and he noted that the committee is looking to the Village to see what the vision is for Park Point and Lakeside Park in general. Chris has spoken with the Mayor and there will be a joint meeting of the Village Board and the Planning Board members in the near future.

**Adjournment:**

There being no further business to come before the Board, John made the motion to adjourn the meeting at 7:50 pm. Amedeo seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

DONNA J. BEARDSLEY  
RECORDING SECRETARY

