

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of April 15, 2015

Present: Chris Bond, Joseph Fazzary, Tom Merrill, Jim Adesso and Tom Fitzgerald. Also present were Greg Larnard, Kristen VanHorn, Jason ? and Donna Beardsley. There were three others in the audience.

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

Site Plan Extension – Seneca Physical Therapy

A written request from the property owner to extend her site plan approval for three years was reviewed. Chris made the motion to grant the extension. Joe seconded the motion and all voted in favor. Motion Carried.

Preliminary Site Plan -Glen Springs Bed & Breakfast, 215 Lakeview Avenue

The Owners were present at the meeting and gave a verbal summary of what they want to do with their property. They intend to rent 3 of the existing 8 bedrooms and will eventually expand to renting 5 of the bedrooms. They have plenty of off street parking to accommodate guests for all of the rooms they intend on renting. There was discussion regarding the layout of the house, signage, lighting etc. The project will be referred as a courtesy to the County Planning Commission. Motion by Tom to accept as a completed site plan. Jim seconded and all voted in favor. Chris read the questions to Part 2 of the SEQR and the Board members answered them. Motion to declare a negative declaration Joe/Tom. Public Hearing

Design Standard Development:

Kristen VanHorn explained the information she previously provided to the Board and indicated that the information was a tool to assist the Board with coming up with design standards for the Village of Watkins Glen. Kristen, Jason, Greg and the Board members discussed the process to develop and then enact design standards for the Village. A workshop meeting was scheduled for April 29, 2015 at 7pm in the conference room of the Shared Services Building.

Sign Standards:

Chris summarized the status of the proposed new zoning law that was sent to the Village Board. After discussion regarding non-conforming signs the Board requested that the proposed zoning law be given to the Village Board for consideration and approval.

Minutes: Chris made the motion to approve the minutes of December 17, 2014. Joe seconded the motion and all were in favor. Motion Carried.

Project Updates:

Greg reported the following:

Middle School - project going well and going fast. The first drywall unit was up today on the third floor. Greg is there at least every other day

Seneca Terrace Apartments - A soil and water meeting was held on site today. The developer anticipates that it will take approximately one year to get all of the

Frozen Food Locker/Watkins Glen Brewery - It is likely that project will begin this year.

Villager Office Addition - project is complete

123 Fifth Street - moving along. Today they started with replacement of the roof. Entire inside has been gutted.

148 S. Monroe Street - Almost complete

Porch repairs going on.

Greg will soon begin walking the sidewalks and

Tobey's building is moving along. Rental unit on the end will become office space. No new tenant for the restaurant yet, but they are working on it.

15th Street porch project is almost complete.

New Rooster Fish - Coming along. New bar, flooring and bathrooms are all complete. They may want to open prior to the landscaping being completed. Will have plenty of parking. The home on the property will become a vacation rental. There will be an outside seating area.

328 S. Franklin - A lot of construction going on there, with a good crew working. The house will be a vacation rental and there is a stipulation that the homeowner will be required to live there 3 months of the year.

Dunkin Donuts – Greg has not heard anything further on the changes that may be made or a schedule for when the changes will take place.

Adjournment:

There being no further business to come before the Board, Jim made the motion to adjourn the meeting at 8:10pm. Chris seconded the motion and all voted in favor. Motion Carried.
Meeting Adjourned.

Respectfully submitted,

DONNA J. BEARDSLEY
RECORDING SECRETARY

