

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of December 16, 2015

Present: Chris Bond, Joe Fazzary, Jim Adesso, Tom Fitzgerald and Brian Eslinger. Also present were Greg Larnard, Jenna Tormey, Kristin VanHorn and Donna Beardsley. There were approximately 8 other people in the audience.

Acting Chairman Chris Bond opened the meeting at 6:58pm.

Chris added 246 Lee Road Project for a final site plan decision to the agenda.

Kirk Sorensen and his architect were present with updated drawings of the 135 Corning Road project. A drywell will be provided under the driveway which will also have an overflow pipe that will empty into the ditch on Route 329. The new drawings also show the required number of parking spaces.

Public Hearing - 135 Corning Road Project:

Chris made the motion to open the public hearing on the 135 Corning Road Project at 7:06pm. Jim seconded the motion and all voted in favor. Motion Carried. The Chairman asked for questions/comments from the public. The public hearing will remain open while moving on with the other items on the agenda.

Patel Garage Project – Public Hearing:

Chris made the motion to open the public hearing at 7:10pm. Joe seconded the motion and all voted in favor. Motion Carried. The public hearing will remain open while moving on with the other items on the agenda.

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

No one was present to speak on this project. Chris read emails from the owner of the property regarding this project. There was discussion among the Board members regarding the project, placement of the dumpster and the type of fencing to be used. The Board is not willing to approve the site plan and will notify the property owner of the same.

135 Corning Road Project Continued:

Joe made the motion to close the public hearing at 7:40pm Jim seconded the motion and all voted in favor. Motion Carried.

246 Lee Road Project Continued:

Chris made a motion for final site plan approval. Joe seconded the motion and all voted in favor. Motion Carried.

Patel Garage Project Continued:

Tom made the motion to close the public hearing at 7:43pm. Jim seconded the motion and all voted in favor. Motion Carried. Joe made the motion for final site plan approval. Tom seconded the motion and all voted in favor. Motion Carried.

Preliminary Site Plan Review: Watkins Glen Wine and Spirits:

Robert Kurz was present to review his proposed site plan with the Board. He noted that there will be an in cove in the building for the dumpster. Chris and the Board members reviewed the drawings. Bob answered the Board's questions regarding the project. The Board members indicated that they did not have any concerns with the proposed site plan. There was discussion regarding parking for the project. Greg read the requirements for parking. The Board did not have any concerns regarding the parking as there is plenty of parking available on both streets where his building is located. The Board was satisfied with the preliminary plan as presented. Jim made the motion to accept the preliminary site plan. Brian seconded the motion and all voted in favor. Motion Carried. Chris read the SEQR questions and the Board members answered them. Chris made the motion to reflect no significant impact. Tom seconded the motion and all voted in favor. Motion Carried. The public hearing for this project will be held at the January 20, 2016 regular Planning Board meeting.

Preliminary Site Plan Review: 103 & 105 Sixth Street:

Junior Specchio was present and discussed with the Board why he wants to demo the two existing houses. He noted that Ford will be requiring him to do some changes to his garage and he is preparing to be ready for the changes when they are imposed by Ford. He noted that both lots will be paved once the houses are down. Mr. Specchio stated that it will likely be a couple of years before Ford will require the addition to his existing garage. After discussion between the Board and Mr. Specchio it was agreed that he can proceed with his demolition plan since it is not an action required to come before the Planning Board.

Minutes: Jim made the motion to approve the minutes of November 18, 2015. Tom seconded the motion. Brian abstained from voting and the rest of the Board voted in favor of the motion. Motion Carried.

Adjournment:

There being no further business to come before the Board, Chris made the motion to adjourn the meeting at 8:45pm. Jim seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

DONNA J. BEARDSLEY
RECORDING SECRETARY