

VILLAGE OF WATKINS GLEN  
Village of Watkins Glen  
303 North Franklin Street  
Watkins Glen, NY 14891  
Phone (607) 535-2736 Fax 535-7621  
APPLICATION FOR SITE PLAN REVIEW

Project Name Lucky Hare Brewing Taproom Project Location 513 N Franklin St Zone CB

**Applicant**

Name Richard Thiel  
Address 6085 Beckhorn Road  
Hector, NY 14841

OwnerName Yong Qin Liu  
Address 513 N Franklin St, Watkins Glen, NY

Telephone: work 607-546-2036  
home 215-913-1036

Telephone work \_\_\_\_\_  
home \_\_\_\_\_

**Project Description:**

See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Anticipated Completion Date: 6/15/2022 Will Project be Staged ? (yes)  (no)

Will any Federal, State or County Agencies be Involved in this Project ?  (yes) (no)  
If Yes Who and Why? (please include copies of documents i.e. – license or permit)

New York State Home and Community Renewal (NYSHCR) for Downtown Revitalization Initiative (DRI)

The State Environmental Quality Review Act (SEQRA) requires that the project identified in this Site Plan Review Application be evaluated for its environmental impact. Please complete Part I of the Short Environmental Assessment Form (617.20). This form is routinely used for general Unlisted Actions, the Planning Board may however, require a long form. If this is the case, one will be provided for you.

## Project Description:

The project has three main components on the main street level front façade of the commercial building; customer entrance, windows and signage. The building currently does not have an ADA compliant customer entrance. Because of the short entry approach from the public sidewalk, building an ADA compliant entrance in the current location is not feasible. Lucky Hare is proposing to move the entrance to the corner of Franklin and Sixth main entrance so that entrance to business will have a properly sized and sloped ADA ramp. The current windows are stationary single paned windows that are in significant distressed condition. Additionally, the window opening is partially obstructed by existing business signage. Lucky Hare Brewing is proposing to install new energy efficient windows that fold up and out of the way and allow for an elegant impression of the interior space from the exterior. The new windows would be of the same width as the existing windows but would be taller than the existing windows as the old signage would be removed. Lastly, the two old signs for the former occupant on the building would be removed and replaced with a single code-compliant projecting illuminated sign.

Also, the existing vinyl siding will be removed on the entire building, and replaced with real brick siding.

STAIRS

3

1

1

1

1

2

1

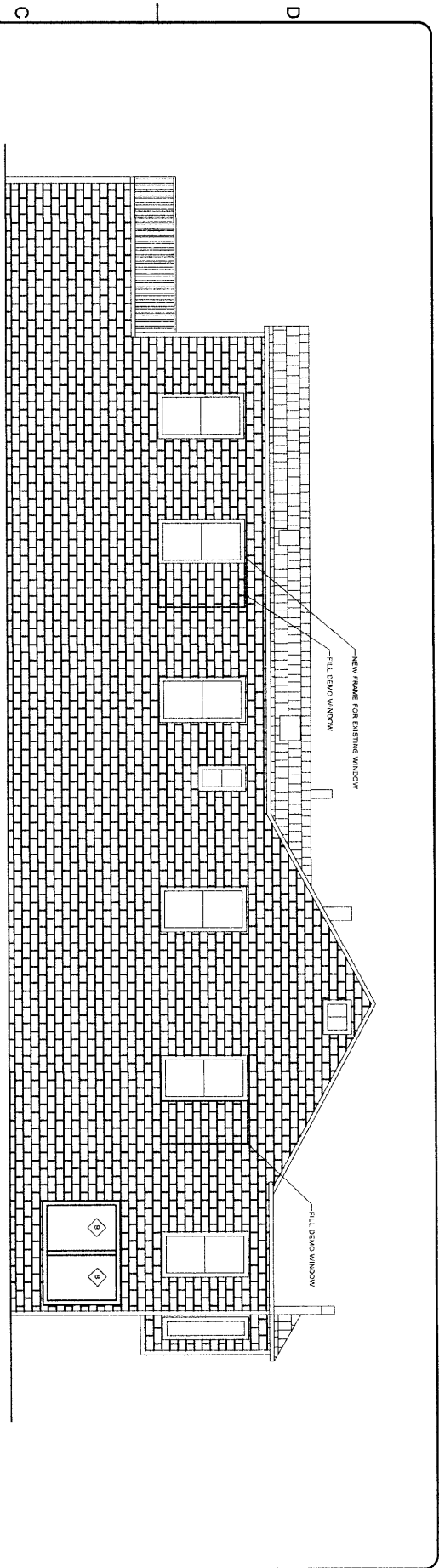
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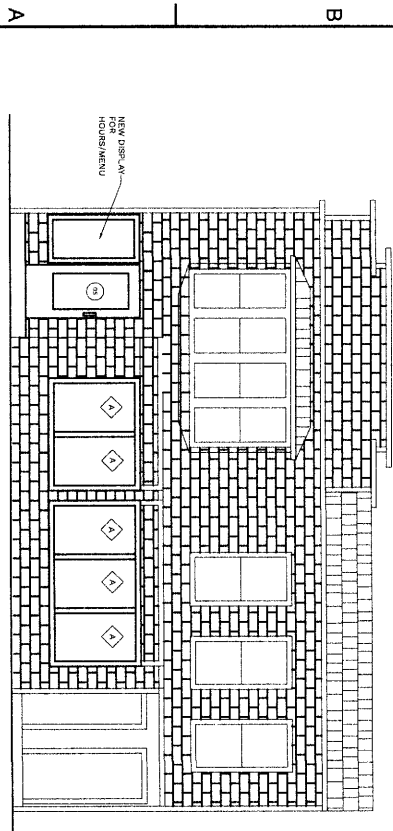
EXISTING STORE FRONT

DESIGN





CS PROPOSED SOUTH ELEVATION  
 1/8" = 1'-0"



AS PROPOSED EAST FRONT ELEVATION  
 1/8" = 1'-0"

5 4 3 2 1



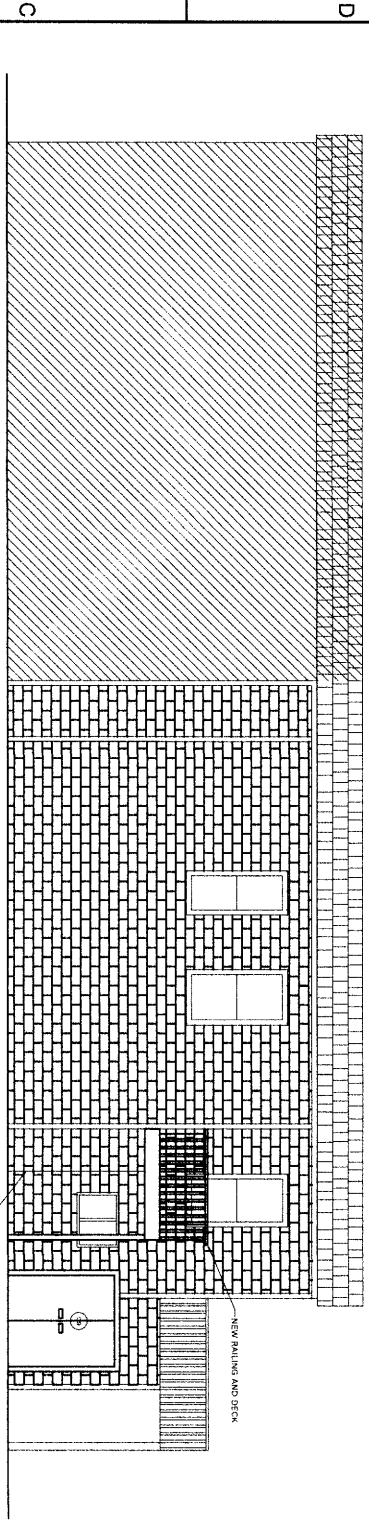
0513 313-3718  
 218 HAMMILL AVE  
 SYRACUSE, NY 13203  
 WWW.KINSTUDIO.CO

**LUCKY HARE BREWERY AND APARTMENTS RENOVATIONS**  
 513 N. FRANKLIN STREET  
 WATKINS GLEN, NEW YORK, 14891

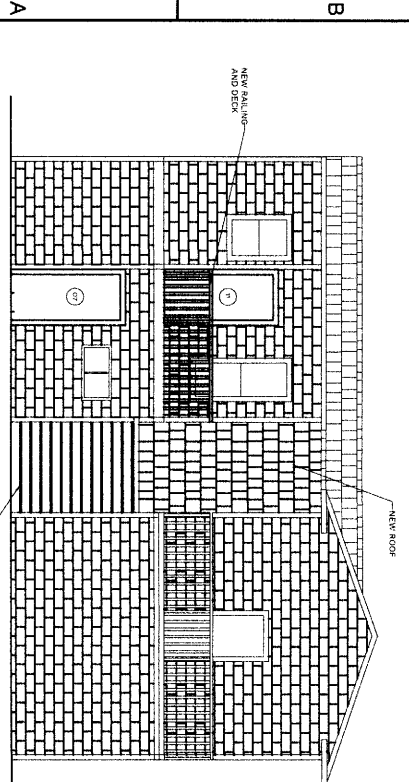
JOB NUMBER: 218  
 DRAWN BY: AMK  
 CHECKED BY: JMM  
 REVISION DATE: 11/22  
 REVISION DATES:

ARCHITECTURAL  
 PROPOSED  
 EXTERIOR  
 ELEVATIONS AND  
 SCHEDULES

SHEET NUMBER  
**A-201**



25 PROPOSED NORTH ELEVATION  
AS200 SCALE 1/4"=1'-0"



26 PROPOSED WEST FRONT ELEVATION  
AS200 SCALE 1/4"=1'-0"

5 4 3 2 1



(315) 313-3718  
281 PARKER AVE  
SHELTON, CT 06484  
WWW.KINSTUDIO.CO

**LUCKY HARE BREWERY AND APARTMENTS RENOVATIONS**  
513 N. FRANKLIN STREET  
WATKINS GLEN, NEW YORK, 14891

JOB NUMBER:  
DRAWN BY: JAM  
CHECKED BY: DW  
REVISION DATE:

ARCHITECTURAL  
PROPOSED  
ELEVATION  
ELEVATIONS

A-202

CHANGES & REVISIONS