

Hearing set for Spa eatery

Roseboro parking may be an issue

By Patsy Nicosia

At the urging of Joint Planning Board members Carl Seegers and John Rodden, Sharon Springs Thursday went ahead with a February public hearing for Ron Kettlesen's Roseboro Hotel plans.

The 7pm hearing, Wednesday, February 17, in the Municipal Building, will consider Mr. Kettlesen's request for a special use permit to open a restaurant and bar in the historic hotel.

Under the village zoning code, the restaurant requires a SUP because it's been more than a year since a restaurant was up and running in the hotel.

It's parking for the restaurant, however, that's raising concerns.

Codes Officer Jerry Weiss asked the JPB to review the parking requirements for the restaurant; village code requires one spot for every four seats.

In the Roseboro's case, that would mean Mr. Kettlesen needs 25 spaces, which he said he has, all within the required 400 feet of his property.

The concern, however, is that those are "public" spots

and in light of Sharon Springs Inc.s' plans and the parking needs of existing businesses, the JPB wants to make sure there are enough public spots to go around—especially if the village sees a boom.

Mr. Kettlesen said he owns enough property to build his own lot behind the Roseboro or across the street from it, but it's not a step he wants to take—or spend money on—until he's sure he needs the additional parking, in part because a lot would also require lighting and landscaping.

When it began to look like the JPB might not hold a public hearing on the SUP until March, Mr. Kettlesen said he couldn't afford the delay.

"I'm almost a year into this project and it's going nowhere," he said. "New things keep coming up to delay it. I don't have any income because I can't get a special use permit."

At planners' suggestion, Mr. Kettlesen agreed to put together a rough map of where the on-street parking for the Roseboro for the public hearing in case neighbors have questions or concerns.

Mr. Seegers made the motion to schedule the hearing; Mr. Rodden seconded it.