

Spa eatery put on hold by planners

By Patsy Nicosia

Sharon's Joint Planning Board will take up Ron Ketelsen's plans for a restaurant in the Roseboro Hotel again tonight, Wednesday, after the County Planning Commission ruled he needs his own 25-spot parking lot.

The JPB voted in February to grant Mr. Ketelsen's request for a special use permit—required under village zoning code since there's been no restaurant in the Roseboro for more than a year—on the condition that he establish six off-street parking spots at the rear of the building within a year of opening.

However, last Monday, the CPC approved Mr. Ketelsen's SUP—but with the provision that he provides off-street parking as outlined in the village's zoning code.

Because the JPB's vote was contingent on CPC approval, members will need to consider tonight whether to overrule it, a step that would require a super-majority of its seven-member board.

And that decision would have to go back to the CPC.

Village code calls for 25 parking spots in total, but it also says that some of them can come from public on-road parking.

According to Mr. Ketelsen's count, there are 121 on-road spots within the required 121 feet of his property, and though he has plenty of land to build a parking lot on, he wants to wait to make sure his restaurant is a success before investing that kind of money.

Members of the CPC pointed out that the American Hotel and other businesses have been required to provide their own off-street parking, calling it "part of the cost of doing business."

Sharon Springs businesses were divided on the issue at February's public hearing on

'Now we lose another month.'
—Ron Ketelsen

Mr. Ketelsen's SUP with some calling it an issue of fairness and others pointing out that lack of parking is a systemic issue that needs to be addressed.

The JPB's approval of the SUP with six off-street parking spots within a year was an attempt at a compromise.

Mr. Ketelsen, who thought the issue had been put to rest, said he's frustrated to learn it hasn't.

"I thought we'd come up with a workable solution," he said. "But every time it looks like we're taking one step forward, we end up taking two steps back. Now we lose another month and all of my plans are—again—on hold."

Mr. Ketelsen said he'll wait to see the outcome of tonight's meeting—6:30pm in the Community Room of the library—before deciding on his next step.

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