

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street, via *Zoom*
Meeting of January 27, 2021

Present: Joe Fazzary, Jim Adesso, Tom Fitzgerald, Brian Eslinger, Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Official (CEO) Darrin Stocum. Jenna Tormey was absent.

Chairman Joe Fazzary opened the meeting at 6:39 pm.

Site Plan Public Hearing/Final Determination: *Great Escape (221 S Franklin) Façade Change*

Jackie Honsberger was present on behalf of Great Escape. Ms. Honsberger is requesting to make outside appearance improvements including replacing the flower boxes with metal fencing, new lantern style lighting, removing the upper portion of the front façade with an existing sign, replacing fascia boards, replacing windows, removing the ramp to use the walk-up window, install benches, add a retractable awning and repaint the entire building in muted shades of the existing blue and yellow. Brian Eslinger moved to open the public hearing for the Great Escape. Tom Fitzgerald seconded and the motion passed unanimously.

6:42 pm Public hearing opened.

No comments noted.

Site Plan Public Hearing/Final Determination: *Seneca Cheese Company (29 N Franklin) Convert Parking to Outdoor Seating*

Bob MacBlane was present on behalf of Seneca Cheese Company. Mr. MacBlane is requesting to convert a 24x40 section, equivalent to 4 parking spaces, into outdoor seating and a corn hole playing area. The property is located within 430 feet of 2 municipal lots in a Lake District. According to Section 9.4.8 of the code, a waiver may be granted if within 400 feet of a satisfactory municipal off-street parking facility. Mr. MacBlane noted the extended area has been approved by the New York State Liquor Authority. CEO Stocum noted the proposed area is slightly smaller than originally submitted because the area is limited by plumbing fixtures. Brian Eslinger moved to open the public hearing for the Seneca Cheese Company. Tom Fitzgerald seconded and the motion passed unanimously.

6:45 pm Public hearing opened.

No comments noted.

Site Plan Public Hearing/Final Determination: *Julie Krause/Glen 1 Renovation (112 N Franklin) Façade Change/Mixed Use*

Julie Krause and Howard Cabezas, Engineer, were present. Mr. Cabezas iterated the renovation plans to have the front area as retail store space with display windows. The seating area will remain, with the addition of new bathrooms and a catering kitchen. Windows will be added to the upper front and side for 3 efficiency apartments on the second floor. The first floor will be leveled and seating changed to create a flexible use space for events. The small theatre shall remain the same. In a Lake District zone, minimum square footage for the apartments is set by the Planning Board. The proposed apartments are at 485, 460 and 535 square feet. Brian Eslinger moved to open the public hearing for Glen 1 Renovation. Jim Adesso seconded and the motion passed unanimously.

6:53 pm Public hearing opened.

No comments noted.

Site Plan Public Hearing/Final Determination: *Lin-Zhu (101 11th) Mixed Use New Construction*

Howard Cabezas, Engineer, was present on behalf of Lin-Zhu. Mr. Cabezas provided a summary of the project: noodle restaurant on the first floor, and 2 apartments on the second floor; 1 at 890 square feet and the other at 720 square feet. The restaurant area capacity will depend on the final setup, but expected is a maximum of 30 people. There is off street, designated parking for the tenants. The building is 3-feet off the property line, and a 3-foot easement is in process. It is thought that most of the restaurant business would be from tour busses getting takeout, walk-in traffic, thereby making the 5 parking spots in front, and the State Park parking lot nearby adequate. Brian Eslinger moved to open the public hearing for Lin-Zhu. Jim Adesso seconded and motion passed unanimously.

6:57 pm Public hearing opened.

Concept/Preliminary Site Plan Request: *Kookalaroc's (107 11th) Convert Parking to Outdoor Seating*

No one was present on behalf of Kookalaroc's. Ms. Menio would like to utilize the parking lot directly adjacent to the restaurant for patio space. Changing the parking space to become outside seating area, changes the square footage being used, which then alters the number of bathroom fixtures and parking spaces needed. CEO Stocum said the occupancy allowed changes from 85 to 220 persons and reduces on-site parking from 10 to 3 spaces. Chairman Fazzary noted the letters received from neighbor's noting traffic flow and parking issues. CEO Stocum noted the variance for commercial parking at 106 11th Street was denied by the Zoning board to maintain the residential character of the neighborhood.

Karla Smalley, owner of Smalley's, was present and acknowledged willingness to provide a written parking agreement with Kookalaroc's. While voicing concerns regarding a construction easement with the Lin-Zhu project, Howard Cabezas noted that the easement is only for during construction because the building will be three (3) feet off the property line. Once construction is completed, there will be a fence between the two (2) properties and signage directing people where and where not to park. Board voiced concern about Ms. Smalley being pressured from both Kookalaroc's and Lin-Zhu and reminded her that she can say "no". Smalley's is part of the racing history of the village. Ms. Smalley thanked the Board for all the updated information.

Brian Eslinger moved to close the public hearing for the Great Escape. Tom Fitzgerald seconded and the motion passed unanimously.

7:19 pm Public hearing closed.

Brian Eslinger moved to close the public hearing for Seneca Cheese Company. Jim Adesso seconded and the motion passed unanimously.

7:20 pm Public hearing closed.

Board reiterated they agreed on the muted color scheme for the Great Escape.

Brian Eslinger moved to close the public hearing for Julie Krause/Glen 1 Renovation. Jim Adesso seconded and the motion passed unanimously.

7:23 pm Public hearing closed.

Jim Adesso moved to approve the Great Escape application as presented. Tom Fitzgerald seconded and the motion passed unanimously.

Jim Adesso moved to approve the Seneca Cheese Company application as presented. Tom Fitzgerald seconded and the motion passed unanimously.

Jim Adesso moved to approve the Julie Krause/Glen 1 Renovation application as presented. Brian Eslinger seconded and the motion passed unanimously.

Tom Fitzgerald moved to close the public hearing for Lin-Zhu. Jim Adesso seconded and the motion passed unanimously.

7:27 pm Public hearing closed.

Jim Adesso moved to approve the Lin-Zhu application as presented. Brian Eslinger seconded and the motion passed unanimously.

Concept/Preliminary Site Plan Request: *Cargill (Clute Park) Pipeline Replacement/Huts*

Ryan Martin and Jonell Vredenburg were present on behalf of Cargill. Cargill has a two (2) phase project to install a new pipeline from the plant to tie into existing wells. A hut will be placed over by the skate park. Drilling is scheduled for next fall near the baseball field for two (2) new wells. Neither of these actions should affect the development on the east side of the park. At grade ball valves will help alleviate impact in the park. Kristin Van Horn of Schuyler County Planning noted this is part of owning mineral rights. Cargill is already part of the landscape and there are no new impacts. This Board is not responsible for the environmental impacts on drilling the wells, those assessments are done through the New York State Department of Environmental Conservation (NYSDEC) and the United States Department of Environmental Protection (USDEP). The Board went through the impact assessment of the short environmental assessment form. Tom Fitzgerald moved for a negative declaration. Jim Adesso seconded and the motion passed unanimously. CEO Stocum noted the waterfront assessment form was filled out and awaiting review. Jonell Vredenburg said this application is about the aesthetics for the huts and Cargill will work with Village personnel to match colors appropriately. Jim Adesso moved to accept the Cargill application as complete. Tom Fitzgerald seconded and the motion passed unanimously. Jim Adesso moved to accept the preliminary site plan as presented. Tom Fitzgerald seconded and the motion passed unanimously. Jim Adesso moved to set the public hearing for the next regularly scheduled meeting on February 24, 2021. Brian Eslinger seconded and the motion passed unanimously.

Concept/Preliminary Site Plan Request (continued): *Kookalaroc's (107 11th) Convert Parking to Outdoor Seating*

Jim Adesso moved to table this item until the applicant has a chance to connect with the Code Enforcement office regarding the parking, letters from the neighbors and have written agreements in place. Tom Fitzgerald seconded and the motion passed unanimously.

Public Be Heard

No comments.

Minutes:

Jim Adesso moved to accept the minutes of December 16, 2020 as presented. Tom Fitzgerald seconded and the motion passed unanimously.

Board Concerns/New Business

Tom Fitzgerald updated the Board on the zoning update progress, noting the proposed new districts reducing the number from eleven (11) to eight (8), issues on Madison and Monroe, Franklin Street development, and possible flood, historic, and steep slope overlays. Board provided direction to keep commercial and residential from integrating. CEO Stocum noted the Downtown Revitalization Initiative (DRI) funding flyer going out with the utility bills. CEO Stocum also noted the expiration dates for existing short-term rentals.

Adjournment

Jim Adesso moved to adjourn the meeting. Brian Eslinger seconded and the motion passed unanimously.

8:12 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson
Deputy Clerk/Treasurer