

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

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

Acting Chairman Tom Fitzgerald called the meeting to order at 6:34 pm.

**Concept/Preliminary Plan Request:** *Diane Zahuranec (330 S Franklin) Fence Location*

Diane Zahuranec was not present. The application requests a privacy fence for a hot tub that will encroach on the driveway, effectively removing .5 of a parking space. The driveway has enough parking for the existing bed and breakfast with the proposed fence location. Joe Fazzary moved to invoke 8.4 of the zoning law for 303 S. Franklin Street. Jenna Tormey seconded and the motion passed unanimously

**Zoning Law Amendment Recommendation:** *Harding (113 E Second) Multi-Unit Dwelling*

Greg Harding presented the desire to rebuild a multi-unit dwelling located at 113 East Second Street. CEO Stocum noted this property is an existing, non-conforming use, but the use will be conforming when the new code is adopted. The use was not allowed in 2004 when the property was purchased, and the discontinued use for more than a year makes it illegal to approve via the variance process. The amendment must be referred to the Village Board of Trustees from the Planning Board and shall affect the whole zone. The proposed amendment amends Section 4.11 of the Village Zoning Code to “(A)llow multi-unit dwellings in the Central Business (CB) Zoning District. With legend designation of “X” signifying the use is Permitted in Existing Structure, Site Plan for Demolition/Expansion of Existing Structure, or change to the façade of a building.”

Brian Eslinger moved to approve the proposed amendment as presented. Jenna Tormey seconded and the motion passed unanimously.

**Minutes**

Brian Eslinger recused himself from the August meeting minutes. Jenna Tormey moved to approve the minutes of June 23, July 28, and August 25, 2021. Brian Eslinger seconded and the motion passed unanimously.

## **Board Concerns/New Business**

CEO Stocum reminded the board the November meeting has been moved up a week to the 17<sup>th</sup> due to the holiday. Board concurred to change the meeting time to 6:00 pm. Brian Eslinger read a letter from the Finger Lakes Yacht Club regarding marina property development. The Board of Trustees is finishing up changes to the new zoning code. Once Barton & Loguidice, PC has incorporated the changes, then there will be a public workshop, which has not been set yet. Brain Eslinger requested a copy of the local law establishing a planning board be sent to all members. Alex Gill introduced himself.

## **Adjournment**

Alex Gill moved to adjourn the meeting. Jenna Tormey seconded and the motion passed unanimously.

7:36 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson  
Deputy Clerk/Treasurer