

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
303 N Franklin Street  
**Meeting of March 30, 2022**

Joe Fazzary moved to approve the minutes of March 30, 2022 as amended. Alex Gill seconded and the motion passed with Philip Bond abstaining.

Present: Alex Gill, Tom Fitzgerald, Brian Eslinger, Jenna Tormey, Code Enforcement Officer Darrin Stocum and Deputy Clerk/Treasurer Barb Peterson. Joe Fazzary was absent.

Acting Chairman Tom Fitzgerald called the meeting to order at 6:30 pm.

Brian Eslinger moved to open the public hearings for all the short-term rental applications. Alex Gill seconded and the motion passed unanimously.

6:32pm Public hearings opened.

**Special Use Permit Public Hearing:** *Nicole Hollenbeck (500 N Porter) Short-Term Rental*

Nicole Hollenbeck was present. Ms. Hollenbeck is requesting to utilize one (1) of the units in the duplex as a short-term rental. The other unit is a long-term rental. There is adequate off-street parking on location.

Board addressed environmental impacts. Brian Eslinger moved for a negative declaration. Jenna Tormey seconded and the motion passed unanimously.

No public comments noted.

**Special Use Permit Public Hearing:** *Kenneth Bodwell (115 N Glen) Short-Term Rental*

Kenneth Wilson was present on behalf of Kenneth Bodwell. Mr. Bodwell is requesting to convert the existing Bed and Breakfast into a short-term rental. There is currently three (3) off-street parking spaces and the property needs four (4) spaces. Mr. Wilson said that they could remove the fire pit or cut a tree down to make room for the fourth space.

Board addressed environmental impacts. Brian Eslinger moved for a negative declaration. Alex Gill seconded and the motion passed unanimously.

No public comments noted.

Brian Eslinger moved to close the public hearings. Jenna Tormey seconded and the motion passed unanimously.

6:54pm Public hearings closed.

Brian Eslinger moved to approve the special use permit application submitted by Nicole Hollenbeck for the property located at 500 N Porter pending inspection. Alex Gill seconded and the motion passed unanimously.

Brian Eslinger moved to approve the special use permit application submitted by Kenneth Bodwell for the property located at 115 N Glen pending inspection and the creation of the fourth parking space. Alex Gill seconded and the motion passed unanimously.

**Special Use Permit Public Hearing:** *Nav-1 Properties (215 S Madison) Short-Term Rental*

Josh Navone was present on behalf of Lisa Navone. Nav-1 Properties is requesting to utilize 215 S Madison apartment 2 as a short-term rental. The 2 bedroom 1 bath apartment is located in the VC-Village Center zone which does not have parking requirements.

Board addressed environmental impacts. Brian Eslinger moved for a negative declaration. Alex Gill seconded and the motion passed unanimously.

No public comments noted.

Jenna Tormey moved to approve the special use permit application submitted by Nav-1 Properties for the property located at 215 S Madison as a short-term rental pending inspection. Brian Eslinger seconded and the motion passed unanimously.

**Special Use Permit Public Hearing:** *Jennifer Smith (216 N Madison) Short-Term Rental*

Jennifer Smith was present. There will be a discussion at the Board of Trustees meeting next week regarding property applications and being able to transfer under same owners. This item tabled until April 27, 2022.

**Special Use Permit Public Hearing:** *William Bowers (306 E 4<sup>th</sup> Street) Short-Term Rental*

William Bowers was present. There will be a discussion at the Board of Trustees meeting next week regarding property applications and being able to transfer under same owners. This item tabled until April 27, 2022.

**Special Use Permit Public Hearing:** *John/Julie Malysa (110 10<sup>th</sup> Street) Short-Term Rental*

John Malysa was present. Mr. Malysa is requesting to utilize the 3-bedroom home as a short-term rental. The property currently has 2 parking spaces, but needs 3 spaces.

Board addressed environmental impacts. Alex Gill moved for a negative declaration. Jenna Tormey seconded and the motion passed unanimously.

No public comments noted.

Alex Gill moved to approve the special use permit application submitted by John/Julie Malysa for the property located at 110 10<sup>th</sup> Street pending inspection and the creation of the third parking space. Jenna Tormey seconded and the motion passed unanimously.

**Minutes:**

Not available.

**Board Concerns/New Business:**

Scot Cole was introduced to the Board.

**Adjournment**

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

7:35 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson  
Deputy Clerk/Treasurer