

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street
Meeting of June 22, 2022

Present: Joe Fazzary, Tom Fitzgerald, Alex Gill, Brian Eslinger, Philip Bond, and Deputy Clerk/Treasurer Barb Peterson. Building Safety Inspector (BSI) Scot Cole was absent.

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

Alex Gill moved to open the public hearings for 106/107 11th Street. Philip Bond seconded and the motion passed unanimously.

6:31 Public hearing open.

Final Approval Request: *Lorraine Menio/Kookalaroc's (109 Eleventh Street) Parking Plan*

Lorraine Menio was present. The new outdoor seating request has changed parking requirements. Property is required to have 20 regular spaces and 1 handicap space. Including the approved parking at 106 Eleventh Street, there are 16 spaces. The submitted Smalley's lease is for a one-year term.

Alex Gill moved to open the public hearings for 53-57 Fairgrounds Lane, 302 E Fourth Street, and 212 Steuben Street. Joe Fazzary seconded and the motion passed unanimously.

Special Use Permit Public Hearing: *Bridgette Hobart (53-57 Fairgrounds Lane-Fish, Wheel, Anchor rooms, and Bird House) Short-Term Rentals*

Bridgette Hobart was present requesting to use the 3 bedroom units as well as the single bedroom Bird House residence as short-term rentals. There is adequate off-street parking on location. House rules were included in the application packet.

No public comments were noted.

Special Use Permit Public Hearing: *Jennifer Smith (302 E Fourth St Apt 2) Short-Term Rental*

Jennifer Smith was not present. The request is for Apartment #2 located at 302 E Fourth St be able to be used as a short-term rental. There is adequate off-street parking on location.

Special Use Permit Public Hearing: *Edward Kelce (212 Steuben Street) Short-Term Rental*

Ed Kelce was present. Mr. Kelce are requesting to use the upstairs unit of the duplex as a short-term rental. There is adequate off-street parking on location. House rules were included in the application packet.

The Board then assessed environmental concerns.

Joe Fazzary moved for a negative declaration for 106/107 Eleventh Street. Alex Gill seconded and the motion passed unanimously.

Alex Gill moved to close the public hearings for 106/107 Eleventh Street. Philip Bond seconded and the motion passed unanimously.

6:55 pm Public hearing closed.

Alex Gill moved to approve the outdoor seating application submitted by Lorraine Menio for the property located at 107 Eleventh Street with the following conditions: 1) there is a current parking lease for the parking spaces used at Smalley's, if there is no current lease, the outdoor seating must cease and 2) the parking on 106 Eleventh Street is included for restaurant customers. Philip Bond seconded and the motion passed unanimously.

Philip Bond moved for a negative declaration for the property located at 53-57 Fairgrounds Lane. Alex Gill seconded and the motion passed unanimously.

Joe Fazzary moved for a negative declaration for the property located at 302 E Fourth Street, Apartment 2. Alex Gill seconded and the motion passed unanimously.

Philip Bond moved for a negative declaration for the property located at 212 Steuben Street. Alex Gill seconded and the motion passed unanimously.

Brian Eslinger moved to close the Special use Permit public hearings. Joe Fazzary seconded and the motion passed unanimously.

7:05 pm Public hearings closed.

Brian Eslinger moved to approve the special use permit applications submitted by Bridgette Hobart for the property located at 53-57 Fairgrounds Lane as presented. Alex Gill seconded and the motion passed unanimously.

Alex Gill moved to approve the special use permit application submitted by Jennifer Smith for the property located at 302 E Fourth Street, Apartment 2 as presented. Philip Bond seconded and the motion passed unanimously.

Alex Gill moved to approve the special use permit application submitted by Edward Kelce for the property located at 212 Steuben Street as presented. Joe Fazzary seconded and the motion passed unanimously.

Minutes:

Brian Eslinger moved to approve the minutes of March 23 and May 25, 2022 as presented. Alex Gill seconded and the motion passed unanimously.

Board Concerns/New Business:

Tom Fitzgerald noted that Scot Cole has sent property owner letters regarding abandoned properties. Board requested that the current law in included in the packets for discussion.

Adjournment

Brian Eslinger moved to adjourn the meeting. Philip Bond seconded and the motion passed unanimously.

7:18 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson
Deputy Clerk/Treasurer