

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
**Meeting of June 12, 2019**

Present: Joe Fazzary, Tom Fitzgerald, Jim Adesso and Brian Eslinger. Also, present was Village Clerk Lonnie Childs. There were approximately eleven others in attendance.

Absent: Jenna Tormey

Chairman Joe Fazzary opened the meeting at 6:30 pm.

The Public Hearings were all opened at 6:35 pm with a motion from Brian Eslinger, a second by Jim Adesso. The Board then voted on the motion and all were in favor. Motion Carried.

**Short Term Rental Public Hearing: *106-118 Lakeshore Drive (Watkins Glen Brewery)***

- No one was present to represent these properties. The applications were reviewed and found to be complete, parking waivers were not required.
- Brian Eslinger made the motion to close the public hearings at 7:00 pm. Jim Adesso seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.
- Brian Eslinger made the motion to approve the short-term rental application. Tom Fitzgerald seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

**Short Term Rental Public Hearing: *804 N. Perry St. (Wendy Hughy)***

- No one was present to represent this property. The application was reviewed and found to be complete, a parking waiver was not required.
- Brian Eslinger made the motion to close the public hearing at 7:01 pm. Tom Fitzgerald seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried
- Jim Adesso made the motion to approve the short-term rental application. Tom Fitzgerald seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

**Short Term Rental Public Hearing: *84 Salt Point Rd. (Julie Gibbons)***

- Julie Gibbons was present to answer questions. The application was reviewed and found to be complete, a parking waiver was not required.
- Tom Fitzgerald made the motion to close the public hearing at 7:04 pm. Jim Adesso seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried
- Jim Adesso made the motion to approve the short-term rental application. Tom Fitzgerald seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

**Short Term Rental Public Hearing: *208 N. Monroe Ave. (Margaret Martin)***

- No one was present to represent this property. The application was reviewed and found to be complete, a parking waiver was not required.
- Jim Adesso made the motion to close the public hearing at 7:05 pm. Tom Fitzgerald seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried
- Brian Eslinger made the motion to approve the short-term rental application with the condition that the insurance documents be revised to state “Short-Term Rental”. Tom Fitzgerald seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

**Short Term Rental Public Hearing: *413 & 416 S. Madison Ave. (Travis Durfee)***

- Travis Durfee was present to answer questions. The application was reviewed and found to be complete.
- Brian Eslinger made the motion to close the public hearing at 7:11 pm. Tom Fitzgerald seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.
- Brian Eslinger made the motion to approve the off-street parking waiver per 9.4.8 (B.) of the Zoning Law. There is room for 5 vehicles in front of the property and Travis maintains the property across the street for an additional 5 vehicles. Tom Fitzgerald seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.
- Brian Eslinger made the motion to approve the short-term rental application with the condition that the insurance documents be revised to show both 413 & 416 S. Madison Ave. Tom Fitzgerald seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

**Preliminary Site Plan: *Orchard Ave. Sub-division (Bjorn Eriksen/Eriksen Family Trust)***

- Aimee Churchill, the realtor representing the Eriksen Family Trust was there to explain the request to sub-divide one parcel into four located on Orchard Ave.
- All of the lots will be located within the Village and they meet the size requirements outlined in the Zoning Law.
- Kristine VanHorn, the Schuyler County Planning Director was curious what the Planning Board was actually approving since the Village does not have a sub-division law. Discussion ensued.
- The Board members reviewed Part 1 of the SEQR and questioned why #20 was marked “Yes”? Aimee Churchill responded that she questioned it as well when entering the information into the map report on the website. Kristine VanHorn along with the Board agreed that the answer should be “No”, the property has not been the subject of remediation for hazardous waste.
- Joe Fazzary read the questions to Part II of the SEQR and the Board members answered them. Jim Adesso made the motion for a negative declaration and Tom Fitzgerald seconded the motion. All voted in favor. Motion Carried.
- Brian Eslinger then made the motion to accept the preliminary site plan as complete. Tom Fitzgerald seconded the motion. All voted in favor. Motion Carried.
- Tom Fitzgerald made the motion to approve the preliminary site plan. Jim Adesso seconded the motion. All voted in favor. Motion Carried.
- Brian Eslinger then made the motion to set the public hearing for the June 26, 2019 meeting. Tom Fitzgerald seconded the motion. All voted in favor. Motion Carried.

**Concept Plan: 700 N. Franklin St. (Raphael Specchio)**

- Raphael Specchio explained his plans to expand his existing building to the back and to the south towards Elmira Savings Bank. He also had a letter from Elmira Savings Bank giving their approval for him to build directly on the concrete wall located on the property line between the two parcels.
- The Board explained the process and asked him to pick up a site plan review application from the Village Office and come back once complete.

**Minutes:** Tom Fitzgerald made the motion to approve the minutes of May 22, 2019. Jim Adesso seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

**Board Concerns/New Business:**

- Jim Adesso brought up concerns about not having a ladder truck that meets the height requirements for some of the proposed development in the Village. He is going to research how to go about implementing a fee to developers for special equipment.
- Brian Eslinger commented that STR's located at 140 & 144 S. Monroe St. have still not striped their parking lots. They were awarded approval of their application with the condition that they stripe the parking area in front of both properties. They received their permit prior to meeting the requirement. Brian stated he would be bringing this to the Board of Trustees attention as well as the Code Enforcement Officers. They should not have received the permit prior to meeting the conditions.
- Brian asked Village Clerk Lonnie Childs to confirm that the STR owner for 302 E. Fourth St. has submitted revised insurance documents showing "Short Term Rental"

**Executive Session:**

Brian Eslinger made the motion to exit public session and enter executive session at 8:15 pm for personnel matters. Jim Adesso seconded the motion and all were in favor. Motion Carried.

**Re-enter Public Session**

Brian Eslinger made the motion to exit executive session and re-enter public session at 8:30 pm. Jim Adesso seconded the motion and all were in favor. Motion Carried.

**Adjournment:** There being no further business to come before the board, Brian Eslinger made the motion to adjourn the meeting at 8:31 pm. Jim Adesso seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

Lonnie M. Childs  
Recording Secretary