

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
**Meeting of February 26, 2020**

Present: Jim Adesso, Jenna Tormey, Joe Fazzary, Brian Eslinger, and Tom Fitzgerald. Also present was Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Officer Darrin Stocum.

Planning Board Chairman Joe Fazzary opened the meeting at 6:37 pm. Chairman Fazzary appointed Tom Fitzgerald Acting Chairman for this meeting to avoid the appearance of impropriety due to being related to either an applicant, or persons commenting on an applicant's project.

Brian Eslinger moved to open the public hearing for Seneca Sunrise. Jim Adesso seconded and the motion passed unanimously. Jenna Tormey moved to open the public hearing for Louis Perazzini's Bed and Breakfast. Brian Eslinger seconded and the motion passed unanimously.

6:39 pm      Public Hearings opened.

**Site Plan Public Hearing: *806 North Decatur Street (Seneca Sunrise Coffee)***

Josen and Melinda Beheydt, were present on behalf of Seneca Sunrise Coffee. Seneca Sunrise Coffee is requesting permission to be a cottage industry for small batch coffee roasting.

Jeff Fazzary, owner of Art & Nancy's, lives next door to Seneca Sunrise. Mr. Fazzary noted he has been in that location since the early 1970's and proceeded to voice his concerns regarding the project. Specifically, there will be no view due to the height of the building; the value of his property will be devalued; not enough parking.

Code Enforcement Officer Darrin Stocum noted the property is in compliance for the height. The property has 3 parking spaces and has been grandfathered for decades. All setbacks are in compliance. Discussion regarding the opacity of the garage doors ensued. Melinda Beheydt noted they chose frosted glass panes.

**Site Plan Public Hearing: *127 South Monroe Street (Greystone Inn, Bed and Breakfast)***

Louis Perazzini was present on behalf of Greystone Inn, Bed and Breakfast.

Tamara Oakley, 128 South Monroe, lives across the street from the applicant's property. Ms. Oakley expressed her distaste for the short-term rentals on Monroe Street. Concerns included lack of permanent residents on Monroe Street, drunk foot traffic, drivers using Monroe to avoid using Franklin Street, increased noise levels, people cutting through yard due to lack of pedestrian access to downtown, lack of off-street parking, and the loss of the feel of a "quaint, small town".

Mr. Perazzini clarified that he is not getting a divorce. This is a business venture and when the Inn has guests, either he or his wife will be in residence. There are more off-street parking spaces than required on the property.

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

Brian Eslinger moved to approve Seneca Sunrise for a cottage industry as proposed. Jenna Tormey seconded and the motion passed with Joe Fazzary abstaining.

Brian Eslinger moved to approve the Greystone Inn, Bed and Breakfast as proposed. Jenna Tormey seconded and the motion passed with Brian Eslinger and Joe Fazzary abstaining.

**Site Plan Public Hearing: *107 Eleventh Street (Thomas and Lorraine Menio)***

Thomas and Lorraine Menio were present. The Menio's are asking for a site plan amendment for their restaurant site. Tom Fitzgerald noted his concern that with the addition, that it increases the amount of parking needed while diminishes parking availability. Ms. Menio showed the board all the parking designated for the restaurant on a map presented for the record.

Brian Eslinger moved to open the public hearing. Jim Adesso seconded and the motion passed unanimously.

7:57 pm      Public Hearing opened.

Stacy Gray, Chairman of the Zoning Board of Appeals (ZBA), was in the audience and explained how the ZBA went through their strict criteria and passed the setback variance. Joe Fazzary explained that when the Planning Board approves a Site Plan, that is a contract and any changes to that contract must be approved.

Brian Eslinger moved to close the public hearing. Jenna Tormey seconded and the motion passed unanimously. Jim Adesso moved to approve the site plan amendment as presented. Brian Eslinger seconded and the motion passed unanimously.

**Concept Plan Presentation: *148 South Monroe (Shoreline Home Development, LLC)***

Lori Bernagozzi was present on behalf of Shoreline Home Development. Shoreline is seeking final approval for a short-term rental application for the main house only.

Brian Eslinger noted the property was transferred to an LLC. The deed must match the required special policy for short-term rentals. Ms. Bernagozzi stated that there is confusion when the second structure was added. The former Building Official issued a Certificate of Occupancy saying the second structure was an addition with two (2) water lines and one (1) sewer line.

Code Enforcement Officer Darrin Stocum noted this approval was denied at the County. The issue of 2 principle structures went to the Zoning Board of Appeals (ZBA), but was withdrawn. The second structure is too close to the other building, there are no front setbacks and the second building has only 950 square feet. Parking is on the drive down in the Village right-of-way (ROW). Ms. Bernagozzi is not sure if there is an easement for parking.

After brief discussion, Jenna Tormey moved to table this agenda item until next month. Brian Eslinger seconded and the motion passed unanimously.

**Concept Plan Presentation: *609 North Franklin (Seneca Physical Therapy)***

Amanda Smith was present on behalf of Seneca Physical Therapy. Seneca Physical Therapy is seeking concept approval for a one (1) story addition. The addition meets all code regulations, there is plenty of off-street parking, and viewshed remains the same. With the new addition Seneca Physical Therapy is hoping to add two (2) more full-time jobs. This is a DRI (Downtown Revitalization Initiative) project that includes a façade improvement. Each of the adjacent properties have easements for encroachment and are noted on the survey. The Board requested to have elevation drawings for the next meeting.

**Concept Plan Presentation: *210 Twelfth (ARC)***

Adam Hunt was present on behalf of ARC. ARC is looking for approval for a fence installation. Mr. Hunt noted this property is in the Canal District. The fence is a vinyl picket fence to be installed on the side of the building to enhance a recreational area, and is not a privacy fence.

Joe Fazzary noted there is no effect on the environment and he has no problem approving. Brian Eslinger moved to approve the fence for ARC as presented. Jenna Tormey seconded and the motion passed unanimously.

**Concept Plan Presentation: *1004 North Decatur (D&L Miscellany)***

Lori Elliott was present on behalf of D&L Miscellany. D&L Miscellany is seeking approval to open a cottage industry retail/service gift basket shop in two rooms of the first floor in their duplex. There is plenty of parking and the consumer target is pedestrian residents. There is no SCOPED money for this project. Brian Eslinger expressed dismay at the retail aspect due to the number of storefronts available on Franklin Street. Ms. Elliott noted that with overhead costs, a shop on Franklin would not be financially feasible. Tom Fitzgerald and the Board went through Part 2 of the Short Environmental Assessment Form.

Jim Adesso moved to declare the proposed action will not result in any significant adverse environmental impacts. Jenna Tormey seconded and the motion passed unanimously.

Jenna Tormey moved to approve scheduling the public hearing for the next meeting. Jim Adesso seconded and the motion passed unanimously.

**Public Be Heard**

None

**Minutes:**

Board requested more information in the Menio section.

**Board Concerns/New Business**

**Zoning Code Committee** – Board concurred to appoint Tom Fitzgerald to the committee.

Discussion regarding intergovernmental communications ensued. Board questioned if there should be a referral form to the County with list of concerns, similar to what comes from them.

Board asked if new updated forms could include a section that would allow access for Board members to inspect the property that is applying to the Planning Board.

Used to be able to do public surveys from the radio station. It was easier to determine what problems existed and then address those problems.

Discussion regarding development, the appearance of a dying “main street”, how there used to be “business boxes”, limiting, short-term rentals, insufficient salaries.

Board will be looking at the state of the processes, review and see how fit with the existing Comprehensive Plan.

### **Adjournment**

Jim Adesso moved to adjourn the meeting. Joe Fazzary seconded and the motion passed unanimously.

9:47 pm meeting adjourned.