

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of February 27, 2019

Present: Tom Fitzgerald, Jim Adesso and Brian Eslinger. Also, present was Village Clerk Lonnie Childs and Code Enforcement Officer Greg Larnard. There were approximately five others in attendance.

Absent: Joe Fazzary and Jenna Tormey.

Member Tom Fitzgerald opened the meeting at 6:36 pm.

Short Term Rental Public Hearing: *215 S. Madison Ave. Suite B, Apt. #1 & #2 (Nav-1 Property; Lisa Navone)*

- The Public Hearing to approve Short Term Rental application for 215 S. Madison Ave. Suite B, Apt. #1 & #2 opened at 7:20 pm with a motion from Brian Eslinger, a second by Jim Adesso and all being in favor. Motion Carried
- No public comments were made.
- Brian Eslinger made the motion to close the public hearing at 6:52 pm. Jim Adesso seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.
- The application was reviewed and found to be complete, a parking waiver was not required. Brian Eslinger made the motion to approve the short-term rental application. Jim Adesso seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

Concept Plan Review: *Grand Prix Diner (501 N. Franklin Street)*

- Gerry Collins from Trumansburg, NY who currently operates the World's Smallest Diner on Franklin St. was there again for a preliminary site plan review for a historic 1932 Dining Car he would like to locate behind the Red Men building.
- Still too many unknowns at this point so the Board considered it a concept plan instead and asked Gerry to come back at a later date with more information and precise site plan drawings.
- Brian Eslinger stated that he spoke with John Vona (owner of the Red Men building) about the project and there seems to be conflicting information. Brian suggested that Gerry invite John to join him when he returns with the site plan and to also have an agreement drawn up between the two of them.
- Jim Adesso asked Gerry what his plans were for a retaining wall, he would like to see something similar to Pudgies. Gerry said an actual wall would be too expensive and the slope is gentle enough to not warrant one. Jim also stated that work would need to be done to the driveway from Madison as well.
- Brian Eslinger voiced concerns about safety and DOH requirements and agreed with Tom Fitzgerald that the utilities still need to be figured out exactly.
- Discussion ensued. Tom Fitzgerald suggested that Gerry go back to the drawing board and figure out how much it will cost to have the site prepared for the Diner, he has a feeling it will be a lot more than what Gerry has anticipated. Brian Eslinger still feels it isn't the right fit for that location.

Minutes: Jim Adesso made the motion to approve the minutes of January 23, 2019 and February 13, 2019. Brian Eslinger seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

Board Concerns/New Business:

- Brian Eslinger asked the woman in audience to introduce herself and asked if she would like to say anything.
- Sue Olevnik introduced herself as a former employee of the Village of Watkins Glen and Zoning Board of Appeals secretary. She was there to learn more about the Short-Term Rentals that she is not in favor of and to be a thorn in the Boards side if required.
- Jim Adesso reminded her to report Short-Term Rental complaints, the law is in place to regulate the rentals but to also protect their neighbors.

Adjournment: There being no further business to come before the board, Brian Eslinger made the motion to adjourn the meeting at 7:48 pm. Jim Adesso seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

Lonnie M. Childs
Recording Secretary