

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

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

Absent: Jim Adesso

Chairman Joe Fazzary opened the meeting at 6:38 pm.

Short Term Rental Public Hearing: *405 S. Madison Ave., Unit A & B (Watkins Glen Inc.)*

- The Public Hearing to approve Short Term Rental application for 405 S. Madison Ave., Unit A & B opened at 6:39 pm with a motion from Tom Fitzgerald, a second by Brian Eslinger and all being in favor. Motion Carried
- Neighbor Stacy Gray who lives at 409 S. Madison Ave. had several concerns, comments and pictures to share with the Board regarding noise and parking.
- Owners Nathan Caplin and Kirk Sorensen explained that they went above and beyond by adding adequate off-street parking in the rear of the property and have hired a full-time property manager to ensure the occupants are in compliance with the law.
- Joe Fazzary commented that the issues that Stacy Gray is experiencing are the responsibility of law enforcement not the Planning Board.
- Tom Fitzgerald made the motion to close the public hearing at 7:34 pm. Jenna Tormey seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.
- Tom Fitzgerald commented that the owners of the short-term rental and Stacy Gray and her husband need to develop a better relationship.
- Brian Eslinger advised that Stacy Gray also take her concerns to the Board of Trustees.
- The application was reviewed and found to be complete, a parking waiver was not required. Tom Fitzgerald made the motion to approve the short-term rental application. Jenna Tormey seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

Short Term Rental Public Hearing: *135-137 Old Corning Rd., Units 1-5 (Watkins Glen Inc.)*

- The Public Hearing to approve Short Term Rental application for 135-137 Old Corning Rd., Units 1-5 opened at 6:39 pm with a motion from Tom Fitzgerald, a second by Brian Eslinger and all being in favor. Motion Carried
- No public comments were made.
- Tom Fitzgerald made the motion to close the public hearing at 7:34 pm. Jenna Tormey 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. Jenna Tormey seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

Preliminary Site 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 to speak about his vision and ask for flexibility from the Board to move a 1932 Dining Car behind the Red Men building.
- Discussion ensued. Joe Fazzary stated that the Board still does not have enough information to make a decision and suggested that Gerry visit the zoning laws and see exactly what is required before coming back. Brian Eslinger explained that the Board is governed by the law and there is no flexibility.

Minutes: Jenna Tormey and Joe Fazzary were absent from the February 27, 2019 meeting so, the approval of the minutes were table until April 10, 2019.

Board Concerns/New Business:

- Lonnie Childs updated the Board with revisions made to the STR Application and advised of the process.
 - o Brian Eslinger suggested adding signature lines under each section for the office and code and then the Board can start utilizing the application at the public hearing opposed to the check list he created. Lonnie will make the changes and sent to the Board to approve.
- Lonnie Childs reported the following STR statics:
 - o 42 applications received
 - o 19 inspections completed
 - o 3 public hearings
 - o 20 non-compliance letters sent
- Brian Eslinger suggested that the Planning Board review the Zoning Laws and propose changes that need to be made to the Board of Trustees. He went on to explain that ALL development plans should be mandated to be reviewed by the Planning Board and that they need to be in control of the development not the other way around.

Adjournment: There being no further business to come before the board, Jenna Tormey made the motion to adjourn the meeting at 9:00 pm. Tom Fitzgerald seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

Lonnie M. Childs
Recording Secretary