

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of June 24, 2020

Present: Jim Adesso, Joe Fazzary, Brian Eslinger, Tom Fitzgerald, Jenna Tormey, Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Officer (CEO) Darrin Stocum. Meeting was held via ZOOM. There were 4 others in attendance.

Planning Board Chairman Joe Fazzary opened the meeting at 6:42 pm.

Preliminary Site Plan: *JT and Ashley Salzer (356 Summit Ave) Placement of Front Yard Garage*

JT Salzer was present. The Salzers are requesting to be able to locate a detached garage in the front yard. The garage would be placed on a 24x24 mono slab, maintain a 6-foot walkway by the concrete retaining wall. Some excavation will be necessary. The placement meets setbacks for an R1 zone. The lot coverage also meets R1 requirements at less than 30%. Garage will be approximately 20 feet from the road. The property is within 500 feet of the Town border, however, CEO Stocum checked with the Ms. Van Horn of Schuyler County, who does not require review for this instance. The Board went through Part 1 of the SEQR. Jim Adesso moved for a negative declaration. Brian Eslinger seconded. Discussion resulted in if electric is added to the structure later, that the line be buried. Motion was brought to a vote and passed unanimously. Brian Eslinger moved to accept the application as complete. Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to approve the application as presented. Jenna Tormey seconded and the motion passed unanimously. Jenna Tormey moved to set the public hearing for the next meeting. Brian Eslinger moved to not have a public hearing. Tom Fitzgerald seconded Jenna Tormey's motion for a public hearing at the next meeting on July 22, 2020. Motion was brought to a vote and passed 4-1 with Brian Eslinger opposing.

Concept Plan: *Raphael Specchio, Jr. (211 Reading Road) Subdivision/Regrading w/ Retaining Wall*

Mr. Specchio was present on behalf his sister Anne Louis Ames and daughter, Mary Ann Roberts; owners of the property. Mr. Specchio would like to divide the property into 2 parcels, and asking about fill for one of the lots for parking. Although the application says that there would be a retaining wall, Mr. Specchio indicated just grading and seeding to address the slope. The subdivision would create 2 parcels, each have more than 5,000 square feet making them compliant in a BT zone. CEO Stocum noted that the DEC (NYS Department of Environmental Conservation) says that the creek is not protected. Mr. Specchio says he will put a drain in the soil for runoff. The Board wants to see a grading plan. Mr. Specchio said he will be happy to work with the DEC.

7:24 pm Brian Eslinger recused himself.

Jim Adesso moved to approve the division of the property. Tom Fitzgerald seconded and the motion passed unanimously. Jim Adesso moved to have the public hearing at the next meeting on July 22, 2020. Jenna Tormey seconded and the motion passed unanimously with Brian Eslinger abstaining.

Public Be Heard

Maggie Martin (208 N Monroe) and Kate Chezborough spoke out against the property located at 206 N Monroe/206 N Jackson Street. Concerns include density, steep slope, excavation/retaining walls happen prior to permit, asbestos, foundation, the integrity of the neighborhood and the appearance of a Planning Board member “supporting” the developer. Normally, comments like these are made during a public hearing, but this is an appropriate venue for a property owner to make comments on something they don’t like.

Minutes:

Jim Adesso moved to approve the minutes of May 27, 2020 as amended. Brian Eslinger seconded and the motion passed unanimously.

Board Concerns/New Business

None

Adjournment

Jim Adesso moved to adjourn the meeting. Tom Fitzgerald seconded and the motion passed unanimously.

7:57 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson
Deputy Clerk/Treasurer