

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street, Boardroom
Meeting of July 22, 2020

Present: Jim Adesso, Brian Eslinger, Tom Fitzgerald, Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Officer (CEO) Darrin Stocum. Jenna Tormey arrived later. Chairman Joe Fazzary was absent. There were 5 others in attendance.

Acting Chairman Tom Fitzgerald opened the meeting at 6:31 pm noting the public hearings would run concurrently.

Brian Eslinger moved to open the public hearings for 356 Summit Avenue and 211 Reading Road. Jim Adesso seconded and the motion passed unanimously.

6:32 pm Public hearings open.

Site Plan Public Hearing: *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.

No comments noted.

Site Plan Public Hearing: *Raphael Specchio, Jr. (211 Reading Road) Subdivision*

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. The subdivision would create 2 parcels, each have more than 5,000 square feet making them compliant in a BT zone.

No comments noted.

Preliminary Request: *Thai Elephants (137 4th Street) Accessory Structure Location*

George Mailer presented the request to have two (2) 7x7 ft storage sheds bolted together end to end 40” from the existing dumpster pad; 28” from the property line. Board approved that if the 2 sheds are bolted together, they could be considered as one (1), and gave CEO Stocum final authority on placement as long as there was at least a 2-foot setback.

Brian Eslinger moved to approve the accessory structure with a minimum setback of 2-feet. Jim Adesso seconded and the motion passed unanimously. Jim Adesso moved for a negative declaration. Brian Eslinger seconded and the motion passed unanimously. Brian Eslinger moved to have the public hearing at the next meeting. Jim Adesso seconded and the motion passed unanimously.

Preliminary Request: *Siggman Westlake (113 12th Street) Subdivision*

George Mailer presented the request to subdivide the 50x100 lot for tax purposes, creating 2 each of 25x100 lots. These lots are conforming lots. Because the Village does not have a subdivision law, and the created lots are in compliance, this Board does not have the authority to approve or deny the request.

Brian Eslinger moved to close the public hearings. Jim Adesso seconded and the motion passed unanimously.

Jim Adesso moved for final approval for 356 Summit Avenue. Brian Eslinger seconded and the motion passed unanimously.

Brian Eslinger moved for final approval for 211 Reading Road. Jim Adesso seconded and the motion passed unanimously.

6:59 pm Jenna Tormey arrived.

Public Be Heard

No comments.

Minutes:

Jim Adesso moved to approve the minutes of June 24, 2020. Jenna Tormey seconded and the motion passed unanimously.

Board Concerns/New Business

Local Concern Only Agreement: Kristin Van Horn from Schuyler County Planning submitted the agreement for review noting that some projects don't affect all county residents. By sending everything over for an initial determination, it may provide for more flexibility and expedient handling in scheduling items for both Planning Boards. After brief discussion, Brian Eslinger moved to support the Local Concern Only Agreement as presented. Jenna Tormey seconded and the motion passed unanimously.

Regarding planned demolitions, the Fire Department would like to be notified so they may use the condemned structures for training.

Brian Eslinger moved that the demolition of 805 N Franklin that section 8.4 of the Zoning Code be waived and allow the demolition based on code enforcer recommendation. Jenny Tormey seconded and the motion passed unanimously.

CEO Stocum apprised the Board on the following issues:

- Jeff Fazzary took the Cottage Industry question to the ZBA for interpretation. The attorney has been contacted to determine direction.
- The accessory structure was approved for 806 N Decatur Street. Seneca Sunrise owner to submit a drawing showing the maximum 10% retail space.
- Reviewing insurance policies. The Fire Department has a great rating.
- Clue Park Redevelopment Project is starting
- Captain Bill's is moving along

Adjournment

Jim Adesso moved to adjourn the meeting. Brian Eslinger seconded and the motion passed unanimously.

7:57 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson
Deputy Clerk/Treasurer