

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street, Boardroom
Meeting of August 26, 2020

Present: Jim Adesso, Brian Eslinger, Joe Fazzary, Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Officer (CEO) Darrin Stocum. Jenna Tormey arrived later. Tom Fitzgerald was absent. There were 3 others in attendance.

Acting Chairman Tom Fitzgerald opened the meeting at 6:32 pm noting the public hearings would run concurrently.

Site Plan Public Hearing: *Thai Elephants (137 4th Street) Accessory Structure Location*

George Mailer of Parrothead Realty Management, LLC was present representing Thai Elephants restaurant. Thai Elephants is requesting to be able to install two (2) 7x7 pre-fabricated storage units on the far west side of the property between the building and the dumpster. They have been previously approved to be 2 feet off the property line.

Brian Eslinger moved to open the public hearing 137 4th Street. Jim Adesso seconded and the motion passed unanimously. Chairman Fazzary requested a copy of the Proof of Publication be put in the file.

6:33 pm Public Hearing opened.

No comments noted.

Preliminary Request: *Seneca Physical Therapy (609 N Franklin Street) Addition*

Amanda Smith-Socarlis was present on behalf of Seneca Physical Therapy. Seneca Physical Therapy is requesting an addition and façade improvements. The proposed changes meet all current regulations and are included in the Downtown Revitalization Initiative (DRI) plans. The changes will allow for the hiring of another staff person. Code Enforcement Officer Stocum noted the existing roof looks cobbled together and the new roofline will be peaked and look more cohesive with the rest of the building. Board reviewed Part 1 of the SEQR individually, and then went through each question publicly for Part 2. Jim Adesso moved for a negative declaration. Jenna Tormey seconded and the motion passed unanimously. Jenna Tormey moved to accept the preliminary request and schedule the public hearing for the next meeting on September 23, 2020. Brian Eslinger seconded and the motion passed unanimously. This item to be referred to Schuyler County as it is within 500 feet of State Route 14.

Public Be Heard

No comments.

Minutes:

Jenna Tormey moved to approve the minutes of July 22, 2020 as presented. Jim Adesso seconded and the motion passed unanimously.

Board Concerns/New Business

CEO Stocum tried to engage the Board in discussion regarding specifics of the Zoning Law for a number of topics including accessory structure size, lot coverage, accessory dwelling units and corner lots. The attempt was to discover the intent of the current law. Kristin Van Horn reminded the Board that those detailed discussions would be taking place with the Zoning Advisory Committee.

7:39 pm Jenna Tormey left the meeting.

When asked, CEO Stocum updated the Board on the Bernagozzi situation. It was discussed with the Board of Trustees regarding a time frame and financial situation. The work to return it to an accessory structure has nine (9) months from July to be completed.

CEO Stocum also updated the Board on the 110 N Madison driveway that needs a drainage plan before building. Abandoned/vacant buildings are being addressed with a draft proposed law requiring registration of said property. The draft is similar to Montour Falls law. Board advised CEO Stocum to develop checklists to cut down on time spent in meetings. CEO Stocum to investigate a headlight fence near Dunkin Donuts.

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