

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street, via *Zoom*
Meeting of March 24, 2021

Present: Joe Fazzary, Jim Adesso, Jenna Tormey, Tom Fitzgerald, Brian Eslinger, Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Official (CEO) Darrin Stocum.

Acting Chairman Tom Fitzgerald opened the meeting at 6:37 pm.

Site Plan Public Hearing/Final Determination: : *First Second Development (136 Second St) Off-Site Motel Family Suites AND (30 N Franklin St) Dwelling Above Business*

David Hart was present on behalf of First Second Development. Mr. Hart is partners with Mr. Peter Krog for Hart Hotels (Harbor Hotel). Mr. Hart reiterated the goal is to create a hospitality campus. 136 Second St is the historic style house located on the corner of Second and Decatur streets. Plans are to have 1 unchanged suite on the third floor, 1 suite on the split-second floor, and 1 suite on the first floor. Both remodeled units will have common areas with a commercial kitchen on the first floor. Most of the work is interior. Exterior work had consisted of adding 1 patio door and a small porch, but after further discussion, they have decided against adding the porch. This would be an amendment to the project if the porch is added at a later time. All reservations, cleaning and any other personnel necessary to operate/maintain the premises will be handled through the Harbor Hotel. 30 N Franklin is slated to have the hotel fitness area located in the first floor of the building. The second and third floors will each have a 1-bedroom and a 2-bedroom apartment. The north side of the building will have 2 9x20 foot additions and 3 doors on the south side will be converted to windows. Work should be completed by the summer for the tourist season. Mr. Hart indicated the fitness business may be contracted out, with a limited number of local memberships available. There are 96 parking spaces available between the 3 newly acquired properties in addition to the existing hotel parking spaces. CEO Stocum noted the pre-construction inspections have been completed.

Tom Fitzgerald stated that he sent an e-mail to the rest of the Board regarding the new zoning law use tables. It was requested that the Board member give feedback by the next meeting in April.

CEO Stocum had done some research to validate why 136 Second Street is not a short-term rental; 1) all the bookings, marketing, maintenance, etcetera is done through the hotel, and 2) the occupants have full access to all of the hotel amenities. Mr. Hart confirmed that criteria is correct for this situation. Discussion regarding sales tax and occupancy tax ensued. Brian Eslinger moved to close the public hearing for both projects. Jim Adesso seconded and the motion passed unanimously.

7:09 pm Public hearing closed.

Brian Eslinger moved that we accept the projects for the Harbor Hotel on all 3 entities, or actually 2; we didn't actually talk about the health spa, did we? Joe Fazzary requested separate approval motions for the projects. Motion died for lack of a second.

Brian Eslinger made a motion for the Second Street Decatur Street project that we accept it. It is a secondary unit of the Harbor Hotel. It will be sold as part of the hotel in a secondary building, suites, in regards to their project. It is not considered a short-term rental. It fully interacts with the Harbor Hotel through its reservation, through its marketing, through its full service. The entity will have access to all of the services of the Harbor Hotel and any secondary units or buildings which services that they offer their guests, so it really should be looked at will be considered a auxiliary building for the Harbor Hotel.*(verbatim-bjp)* Jim Adesso seconded and the motion passed unanimously.

Jim Adesso moved accept the 30 N Franklin project for final approval. Jenna Tormey seconded and the motion passed unanimously. Jim Adesso requested of Mr. Hart to consider designating specific parking spots for the long-term renters as parking becomes and issue during high tourist season.

Minutes:

Clerk Peterson indicated the minutes were incorrect and needed to be amended because she did not realize that 30 N Franklin was the old VFW hall and not the third property purchased for the hospitality campus. Minutes will be corrected and resubmitted at the next meeting.

Public Be Heard

None

Board Concerns/New Business

CEO Stocum provided updates on current projects previously approved by this board. Clute Park could be having its final grading done by the end of April. The building is in the process of being painted. The ice rink and splash pad will be worked on within the next couple of weeks. Cargill starts next week in the park. Great Escape has started work. Seneca Sunrise starting soon. Nothing has started on the townhouses. CEO Stocum thinks it could be because of the major cost increase in building materials due to COVID shortages. CEO Stocum has not issued any stop work orders (SWO), but has sent a couple orders to remedy (OTR). Barton and Loguidice are behind a little bit due to a member of the team contracting COVID. The next section will have more to review. The grey building by the state park has been notified that asbestos removal is necessary. A new vacant property law is being developed. It has been sent to the attorney and will go to the Village board after that for approval. CEO Stocum noted the hiring of a new Building Safety Inspector is in progress.

Adjournment

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

7:24 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson
Deputy Clerk/Treasurer