



REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF WATKINS GLEN HELD TUESDAY, OCTOBER 5, 2021

PLEDGE OF ALLEGIANCE

The public session of the meeting was called to order at 6:00 pm by Mayor Luke Leszyk. Present were Mayor Luke Leszyk, Deputy Mayor Louie Perazzini, Trustee Laurie DeNardo, Trustee Nan Woodworth, Trustee Bob Carson, Superintendent Terry Wilcox, Village Clerk Lonnie Childs and Treasurer Rhonda Slater. Also present was Code Enforcement Officer Darrin Stocum. There were three other persons in attendance.

PUBLIC HEARING

Local Law for Short-Term Rental Moratorium III

Trustee Nan Woodworth made the motion to open the public hearing at 6:00pm. Trustee Laurie DeNardo seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

Village resident Connie Margreno questioned the Board on why they were extending the moratorium. Mayor Luke Leszyk stated that it was tied to the completion of the updated Zoning Law. The moratorium will continue until a new Zoning Law can be adopted by the Village of Watkins Glen as the Short-Term rental section is a major factor in the updates. There will be another workshop meeting on the proposed Zoning Law update on October 13, 2021 at the Community Center.

The public hearing was left open.

PUBLIC BE HEARD

There were no comments from the public.

APPROVAL OF MINUTES

Minutes for Regular Meeting September 21, 2021

Trustee Laurie DeNardo made the motion to approve the minutes for the Regular Board of Trustees meeting held on September 21, 2021. Trustee Bob Carson seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

DEPARTMENT REPORTS

Trustee Bob Carson made the motion to approve the department heads reports. Trustee Laurie DeNardo seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

VOTING ITEMS

“The Walk to End Alzheimer’s®” Proclamation

Trustee Nan Woodworth made the motion to approve the Mayor to sign the following proclamation. Deputy Mayor Louie Perazzini seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

WHEREAS, The Walk to End Alzheimer’s was established as the nation’s largest event to raise awareness and funds for Alzheimer’s care, support and research. Held annually in more than 600 communities nationwide, this inspiring event calls on participants of all ages and abilities to reclaim the future for millions; and

WHEREAS, The Walk to End Alzheimer's has mobilized millions of Americans in the fight against the disease, now we continue to lead the way with the Walk to End Alzheimer's®. The end of Alzheimer's disease starts here.

WHEREAS, The Walk to End Alzheimer's is a day where citizens work together to raise funds to benefit the care, support and research efforts of the Alzheimer's Association in our community; and

WHEREAS, it is fitting and proper on this day to recognize the tremendous impact of the philanthropy, volunteerism, and community service in support of those afflicted with Alzheimer's and all forms of dementia, their caregivers, family and all those affected in the Village of Watkins Glen; and

NOW, THEREFORE, I, Luke Leszyk, Mayor of the Village of Watkins Glen, do hereby proclaim October 14, 2021 as The Walk to End Alzheimer's in the Village of Watkins Glen, and encourage all citizens to join together to give back to the community in any way that is personally meaningful.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of Watkins Glen, New York, to be affixed this 14th day of October 2021.

[Municipal Solutions Contract Amendment to include WIIA Grant](#)

Trustee Laurie DeNardo made the motion to approve a contract amendment to the original contract dated January 25, 2021 with Municipal Solutions to include the submission of an application and any documentation required for a Water Infrastructure Improvements (WIIA) Grant for the water improvements project. Trustee Bob Carson seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

[Hunt Engineers Agreement for Services Pertaining to the Water Department](#)

Trustee Nan Woodworth made the motion to approve entering into an agreement with Hunt Engineers for them to provide the Village of Watkins Glen with an appropriate, qualified operator for the Water Treatment Plant and distribution system operations at a rate of \$92/hr. for a 2A primary water operator for up to 40 hours a week and \$138/hr. for any hour beyond the 40 hours per week. Trustee Laurie DeNardo seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

[Special Event Applications](#)

[Holiday Fair Event](#)

Deputy Mayor Louie Perazzini made the motion to approve the Holiday Fair Event to be held at the Seneca Lake Event Center from 5-9pm on December 3, 2021 and from 9-5pm on December 4, 2021. The event will include carriage rides, an artisan market, Elfland and craft making stations. Trustee Nan Woodworth seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

[Village Christmas](#)

Trustee Laurie DeNardo made the motion to approve the Village Christmas event to be held on Franklin Street from 2:00-8:15pm on December 10, 2021. Trustee Bob Carson seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

[Ring in the New Year Event](#)

Trustee Laurie DeNardo made the motion to approve the Ring in the New Year Event to be held at the Seneca Lake Event Center from 7pm to 1am on December 31, 2021. It will entail a sit-down dinner and dancing to celebrate the end of 2021. Trustee Bob Carson seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

[Parks Department New Hires](#)

Trustee Nan Woodworth made the motion to approve the Park Manager to hire Steven Dickerman, Bobby Heun, and Nicholas Lupo as temporary seasonal park staff at a rate of \$14.00/hr. and a start date of October 6, 2021. Trustee Laurie DeNardo seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

[Temporary Seasonal Laborers for Parks Skate Programs](#)

Trustee Laurie DeNardo made the motion to approve the Village Clerk to post for additional temporary seasonal laborers with a pay rate of \$14.00/hr. Deputy Mayor Louie Perazzini seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

[Water Treatment Plant Operator Trainee Position Creation](#)

Trustee Bob Carson made the motion to approve the Village Clerk to create another Water Treatment Plant Operator Trainee position with Civil Service and to advertise for the position. Trustee Laurie DeNardo seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

[Full-Time Temporary Police Officer Hire – Alyssah Newell](#)

Trustee Nan Woodworth made the motion to extend the Full-Time Temporary Police Officer status for Alyssah Newell effective November 1, 2021 for a period of no longer than three months at the full-time new hire rate of \$19.70/hr. Deputy Mayor Louie Perazzini seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

[Police Department Position Change – Bryce Bush](#)

Trustee Bob Carson made the motion to change the title for Bryce Bush from Part-Time Police Officer to On-Call Temporary Police Officer per the recommendation from Civil Service, effective October 11, 2021 for a period of no longer than three months at his current pay rate of \$18.00/hr. Trustee Laurie DeNardo seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

[Water Meter Fee Removal – Kenneth Peworchik](#)

Trustee Laurie DeNardo made the motion to approve the removal of a water meter purchase charge from the bill for 3289 Reading Road owned by Kenneth & Kerry Peworchik in the amount of \$264.33. The meter was subsequently removed a few months later from his property as the property is vacant and the water was capped off. The meter was able to be installed at a new location with minimal usage on the meter. Trustee Bob Carson seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

[Empire State Development JWWTP Grant AC622](#)

Trustee Nan Woodworth made the motion to approve the Mayor to sign all documents pertaining to the Joint Wastewater Treatment Plant's ESD Phase III AC622 grant disbursement in the amount of \$2,500,000. Deputy Mayor Louie Perazzini seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

[CONFERENCE REQUESTS](#)

[Law Enforcement In Service Training – Aaron Jumper](#)

Trustee Laurie DeNardo made the motion for Police Officer Aaron Jumper to be reimbursed for the Law Enforcement In Service Training hosted by Corning Community College on September 23, 2021 at a cost of \$25.00. Trustee Nan Woodworth seconded the motion. The Board then voted on the motion to approve and all were in favor. Motion Carried.

AUDIT

General Audit

Deputy Mayor Louie Perazzini made the motion to approve the general audit dated October 4, 2021 in the following amounts:

General	\$69,372.93	Sewer	\$4,335.09
Electric	\$19,440.50	Water	\$20,151.55
Joint Activity (CVWRF)	\$65,775.69	Water Improvements	\$59,355.32

Trustee Bob Carson seconded the motion. The Board then voted on the motion to approve and all were in favor. Motion Carried.

Online Audit

Trustee Bob Carson made the motion to approve the online audit to pay the September sales tax in the amount of \$6,123.10, the EFC interest payment in the amount of \$8,872.71 (Montour's share), and the Green County BAN principal and interest payment in the amount of \$2,519,695.14. Trustee Laurie DeNardo seconded the motion. The Board then voted on the motion to approve and all were in favor. Motion Carried.

BOARD CONCERNS

Health Insurance Premiums 2022

The Village Clerk advised the Board that there will be a five percent increase for health insurance premiums through the Greater Tompkins County Health Insurance Consortium.

Campground Expansion

The Board discussed tentative plans for expanding the campground by another 23 full hookup sites. The Village Clerk and Village Treasurer expressed their concerns surrounding the lease agreement with Cargill being up on March 31, 2026 with no guarantee of renewal and the requirement of the current lease to receive permission from Cargill to install any unremovable structures or equipment costing in excess of \$5,000 prior to installation. At this time there is nothing in writing from Cargill confirming their consent. Trustee DeNardo stated she would like more information on what the expansion would cost, but was in favor of the concept. The Board gave their permission for Park Manager Craig Bond to move forward with the research and feasibility of bringing the project to fruition.

Cannabis Legalization

The Board discussed whether or not the Board wanted to pursue opting out of allowing retail dispensaries and/or onsite consumption establishments within the Village of Watkins Glen through the adoption of a local law subject to permissive referendum. The Board was not in favor of opting out, however they would like to implement guidelines in the proposed zoning law.

Seneca Lake Event Center Café

The Village has received a proposed expansion to the current Event Center to expand the café area. A prospective tenant has brought forth the concept and is willing to front the cost of the expansion provided that their lease reflects this contribution. The vendor will come to a future Board meeting to discuss further.

NYS Department of Public Service Online Broadband Survey

The Village Board encouraged the general public to participate in the online broadband service survey for the state of New York. This survey will help determine where there is greater need for Internet service.

Planning Board Resignation – James Adesso

The Board accepted the resignation of Planning Board member James Adesso effective September 21, 2021. James Adesso has provided the Village and County with over fourteen years of service.

Clute Park Grant Opportunities

Park Manager Craig Bond updated the Board on several grant opportunities he has submitted for. The following grants are all non-matching grants: NYS Urban Forestry Council's Arbor Day Event/Tree planting - \$1,000; a 2021 Tourism Assistance Program – funds events and programs in our area; and various grants through the Elks Club, Watkins Montour Lions Club and the Watkins Montour Rotary to help purchase ice-skating equipment.

MAYORAL APPOINTMENTS

The Mayoral Appointment to replace James Adesso on the Planning Board with Heather Sorensen was tabled.

PUBLIC HEARING

Local Law for Short-Term Rental Moratorium III revisited

Trustee Laurie DeNardo made the motion to close the public hearing at 6:45pm. Deputy Mayor Louie Perazzini seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

Trustee Laurie DeNardo made the motion to adopt the Short-Term Rental Moratorium III Local Law as presented below. Trustee Bob Carson seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

Section 1. This Local Law is enacted pursuant to the Village Law of the State of New York and the Municipal Home Rule Law of the State of New York.

Section 2. The purpose of this Local Law is to amend Local Law No. 4 of 2016, as amended, to extend the temporary moratorium on the growth of short-term rentals (STR's) per Local Law No. 5 of 2019, Local Law No. 5 of 2020 and Local Law No. 4 of 2021 in the Village pending the development and adoption of one or more local laws designed to regulate and govern the growth of short-term rentals in the Village. This Local Law is a land use regulation.

Section 3. This Local Law shall supersede and suspend those provisions of the Zoning Ordinance of the Village of Watkins Glen and New York State law which require the Planning Board and/or the Village Code Enforcement officer to accept, process and approve certain land use applications within certain statutory time periods.

Section 4. The Village Board has made the following legislative findings:

- A. It is necessary to extend the moratorium for a reasonable timeframe to permit the Village adequate time to draft suitable land use regulations governing the growth of short-term rentals, which regulations will benefit the Village as a whole.
- B. There is a valid public purpose in the extension of such a moratorium because if the Village allows unrestricted growth of short-term rentals, the goals of the Village Comprehensive Plan will be undermined and the general nature of the community may be dramatically changed.
- C. Because of the potential of unrestricted growth of short-term rentals to change the general nature of the community, the advantages to the community at large in extending the moratorium greatly outweigh any potential hardships to landowners.
- D. An additional period of twelve (12) months from the effective date of this Local Law will provide the Village a reasonable amount of time to develop and adopt local laws designed to

regulate and govern the growth of short-term rentals in the Village, but such time is no longer than absolutely necessary for the municipality to develop and adopt such local laws.

Section 5. Local Law No. 4 of 2021, Section 9.34.7 is hereby amended as follows:

9.34.7 Extension of Temporary Moratorium on Issuance of Short-Term Rental Approvals.

- A. Notwithstanding any other provision of the Zoning Code to the contrary, beginning on the effective date of Local Law No. 5 of 2021, and continuing until the earlier of: (1) a date which is twelve (12) months from the effective date of Local Law No. 5 of 2021; or (2) the effective date of a Village Board resolution stating that the need for the moratorium contained in this Section 9.34.7 no longer exists, no application for a permit, short-term rental permit, zoning permit, special permit, zoning variance, building permit, operating permit, site plan approval, subdivision approval, certificate of occupancy, certificate of compliance, temporary certificate, or other Village-level approval of any nature shall be accepted, processed, entertained, approved, approved conditionally, or issued by any board, employee, official or agent of the Village of Watkins Glen, for the construction, establishment, or use of operation of any land, body of water, building, or other structure located within the Village of Watkins Glen for a short-term rental.
- B. This moratorium and prohibition shall apply to all real property within the Village of Watkins Glen, and all land use applications for the siting or creation of short-term rental units within the Village of Watkins Glen.
- C. Under no circumstances shall the failure of the Village Board of Watkins Glen, the Zoning Board of Appeals of the Village of Watkins Glen, the Planning Board of the Village of Watkins Glen, or the Code Enforcement Officer for the Village of Watkins Glen to take any action upon any application for a permit, zoning permit, special permit, zoning variance, building permit, operating permit, site plan approval, subdivision approval, certificate, or other Village-level approval referred to in Section 9.34.7 above constitute an approval of any application therefor.
- D. Notwithstanding the above, nothing contained in this Section 9.34.7 shall prevent the Village or any of its boards, agencies or representatives from modifying any approval referred to in Section 9.34.7(A) if such valid approval was issued prior to the effective date of this Section 9.34.7, except that no such modification of an existing approval shall result in a more intensive use of the building, structure or premises to which such approval relates.
- E. Nothing contained in this Section 9.34.7 shall be deemed to prevent the reconstruction of a building, structure or premises used as a short-term rental in the event of casualty or act of God, provided that, as of the effective date of this Section 9.34.7, such building, structure or premises had been legally used for a short-term rental, and further provided that any reconstruction shall be substantially similar in physical dimension, area coverage and location to the building, structure or premises which existed prior to said reconstruction.
- F. During the stated term of this legislation, unless the stated term hereof shall be modified or abridged by the Village Board, this moratorium shall supersede any contradictory local law, ordinance, regulation or Zoning Code provision.

G. If a landowner desires to apply for relief from the restrictions imposed by this Section 9.34.7, such landowner shall make such application under Article 11 of the Zoning Code.

Section 6. The invalidity of any section, clause, sentence, or provision of this Local Law shall not affect the validity of any other part of this Local Law that can be given effect without such invalid part or parts;

Section 7. This Local Law shall take effect immediately upon filing with the New York Secretary of State.

EXECUTIVE SESSION

Trustee Laurie DeNardo made the motion to exit public session and enter into executive session at 6:46 pm for a Police collective bargaining unit matter. Trustee Nan Woodworth seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

ADJOURN

With no further business to come before the Board, Trustee Laurie DeNardo made the motion to adjourn at 6:59 pm. Trustee Nan Woodworth seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

Meeting Adjourned.

Respectively Submitted,

Rhonda E Slater
Treasurer