

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
303 N Franklin Street  
**Meeting of June 23, 2021**

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

Jim Adesso moved to open the meeting. Brian Eslinger seconded and the motion passed unanimously. Acting Chairman Tom Fitzgerald opened the meeting at 6:34 pm.

**Previous Board Approval - Extension:** *Seneca Long View, LLC (TBD Harbor Place Drive) Glen Landing Townhome Development*

CEO Stocum noted that the approval for the townhome development had expired in May. CEO Stocum had e-mailed the applicant a couple of weeks ago with no response. With no request from the applicant, no action was taken. CEO Stocum to check legal procedure regarding the extension for the project and variances that were initially granted.

**Concept/Preliminary Plan Request:** *David/Elizabeth Lisk (119 E Second Street) Craft Workshop and Commercial Space*

David and Elizabeth Lisk were present. The Lisks are requesting to build a single-story structure with a concrete foundation and floor at 119 E Second Street. The original structure was destroyed in a fire in 2018. The existing garage has also since been removed. The plans include having larger windows in the front with smaller ones facing the neighbors on either side; a steep pitched roof with decorative gable brackets and lap siding. The intent is for a wood working shop in the rear of the building with commercial space in the front available for renting. CEO Stocum read a list of businesses acceptable in the CB zone. Because the commercial section of the building is less than 1000 square feet (sq ft), the code does not require parking. The Lisk's have three (3) parking spaces designated at the front of the lot, which may require a variance for parking between the building and the road. Side setbacks are proposed at five (5) feet and the rear setback is proposed at ten (10) feet. Board agreed with setbacks as long as there are no revisions. Jim Adesso moved to approve the concept plan for 119 E Second Street as presented. Brian Eslinger seconded and the motion passed unanimously.

**Minutes:**

Jim Adesso moved to approve the minutes of February 24 and March 24, 2021 as presented. Brian Eslinger seconded and the motion passed unanimously.

## **Public Be Heard**

None

## **Board Concerns/New Business**

CEO Stocum requested clarification of the intent at the time the Short-Term Rental (STR) law was enacted. The Board thought that they had made it clear that this was a temporary law for a two (2) year permit only until a new zoning law was completed with new STR requirements. All permit holders would not get automatic renewal. Current permit holders received an “extra” year due to the moratorium. Board suggested the following:

- 1) there should be no more than 5% of existing housing stock for STR's. Discussion regarding investments and illegal uses before the law was enacted ensued.
- 2) preserving residential zones
- 3) clearly defined process
- 4) a Watkins Glen residency requirement.

Discussion regarding backlit signs regarding size and voltage ensued. Tom Fitzgerald noted the proposed sign code has some more realistic expectations and should work better than the existing code.

Discussion regarding the vintage fire engine on the sidewalk in front of the smallest diner ensued.

CEO Stocum noted the new vacant property law has been approved by the Board of Trustees and sent to the state.

## **Adjournment**

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

7:54 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson  
Deputy Clerk/Treasurer