

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of September 25, 2019

Present: Jim Adesso, Brian Eslinger and Tom Fitzgerald. Also, present was Village Clerk Lonnie Childs, Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Officer Darrin Stocum. There were approximately nine others in attendance.

Absent: Joe Fazzary and Jenna Tormey

Planning Board Member Tom Fitzgerald opened the meeting at 6:30 pm.

Public Hearing: *1 N. Franklin St. (Captain Bills / Mark Simiele)*

- The Public Hearing to approve construction of the new multi-purpose “Port of Seneca Cruise Terminal” building to replace the 1977 vintage facility opened at 6:31pm with a motion from Jim Adesso, a second by Brian Eslinger and all being in favor. Motion Carried.
- Stephanie Yezzi from Southern Tier Central (STC) reviewed notes and advised all conditions were met including parking guidelines and keeping the view of the lake a priority.
- The Planning Board has accepted the preliminary site plan, completed SEQRA review and obtained 239-m approval from Schuyler County.
- Motion to approve the final site plan made by Jim Adesso, a second by Brian Eslinger, all in favor. Motion Carried.
- Brian Eslinger made the motion to close the public hearing at 7:04pm. Jim Adesso seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

Final Site Plan Review: *407 12th St. (Johanna and John Tuttle)*

- The Canal District does not allow single family homes, however, the ZBA approved the variance requested to build a new single-family dwelling to replace an existing single-family dwelling on 05.20.19. Since the ZBA does not provide setback requirements, the side and rear setbacks need to be established through site plan review.
- Code Enforcement Officer Darrin Stocum explained that other residential zones have a typical side setback established of between 6’ and 10’. He also mentioned that there is a sewer main located on the property and that the new home will have to be set back at least 7.5’ from center of that pipe.
- Village Clerk Lonnie Childs is investigating easement requirements so there are no issues with the sewer main in the future.
- Brian Eslinger made the motion to approve the final site plan review establishing the East side set back of 6’, the West side set back of at least 7.5’ from center of the sewer main and a front set back equal to or greater than the home next door. Jim Adesso seconded the motion, all in favor. Motion Carried.

Minutes:

- Jim Adesso made the motion to approve the minutes of August 28, 2019. Brian Eslinger seconded the motion and all voted in favor. Motion Carried.

Board Concerns/New Business:

- Brian Eslinger stated he had someone ask about putting in an Auto Parts Store on Franklin St., Darrin Stocum believes it is an allowed use.
- Brian Eslinger also asked for an update on the Second St. apartments, Darrin Stocum commented that he has been in contact with the developer and they should be starting shortly.
- George Mahlar inquired about the electric rates for Short Term Rentals. Lonnie Childs commented that they are hoping to implement the new rate by the first of the year. Notices will be sent out prior.

Adjournment: There being no further business to come before the board, Jim Adesso made the motion to adjourn the meeting at 7:15 pm. Brian Eslinger seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

Lonnie M. Childs
Recording Secretary