

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of December 11, 2019

Present: Jim Adesso, Joe Fazzary, Brian Eslinger, and Tom Fitzgerald. Also present was Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Officer Darrin Stocum. Jenna Tormey was absent. There were approximately fifteen (15) others in attendance.

Planning Board Chairman Joe Fazzary opened the meeting at 6:31 pm.

Site Plan Public Hearing: *305 East Sixth Street (Janet and Robert Kracht)*

Janet and Robert Kracht were present. Mr. and Mrs. Kracht are requesting to be allowed to utilize the premises located at 305 East Sixth Street as a Bed and Breakfast. Jim Adesso moved to open the public hearing. Brian Eslinger seconded and the motion passed unanimously.

6:37 Public Hearing open.

Ms. Lorraine Menio noted they have a similar situation in that they have property that was originally applied for a short-term rental (STR) and they have a buyer, but the STR is non-transferable with no guarantee that the new buyer would be able to operate the premises as a STR. Mrs. Menio asked if owners had to live on the premises for a Bed and Breakfast (BnB) establishment. Janet Kracht noted that yes, it is required that they live on site. The site used to be run as a BnB in the early 90's, and they do already live on site.

Concept Plan Presentation: *110 Tenth Street (John Malysa)*

Mr. John Malysa was present. Mr. Malysa noted there used to be a wooden fence on three (3) sides of the backyard. The Village had put a new guard rail, and while there are not enough funds to replace all 3 sides at this time, that is the intent, while leaving the bushes on the 4th side. Mr. Malysa is asking to be allowed to install a 6' fence, staying back from the clear vision zone.

Chairman Fazzary and the Board read through and answered questions from the Short Environmental Assessment form. Brian Eslinger moved that the proposed action will not result in any significant adverse environmental impacts. Tom Fitzgerald seconded and the motion passed unanimously.

Tom Fitzgerald moved to accept the application as a complete plan. Jim Adesso seconded and the motion passed unanimously.

Jim Adesso moved to waive the public hearing requirement. Tom Fitzgerald seconded and the motion passed unanimously.

Brian Eslinger moved to approve the Final Site Plan application for a fence at 110 10th Street for all 3 sides of the property. Tom Fitzgerald seconded and the motion passed unanimously.

Concept Plan Presentation: *127 East Fourth Street (Karen and Robert Stewart)*

Karen Stewart was present. Ms. Stewart noted various changes to the outside and inside of the building, but the reason before the Board is that she is requesting to remove a couple of the stained-glass windows that are falling out and replace them with more energy efficient windows, thus the façade change request.

Chairman Fazzary noted that on the Short Environmental Assessment Form, a couple of the “no” answers should be “yes” – Board agreed and Darrin Stocum to initial those changes on the form.

Chairman Fazzary and the Board read through and answered questions from the Short Environmental Assessment form. Jim Adesso moved that the proposed action will not result in any significant adverse environmental impacts. Brian Eslinger seconded and the motion passed unanimously.

Tom Fitzgerald moved to accept the application as a complete plan. Brian Eslinger seconded and the motion passed unanimously.

Brian Eslinger moved to approve the Preliminary Site Plan as presented. Tom Fitzgerald seconded and the motion passed unanimously.

Brian Eslinger moved to waive the public hearing requirement. Jim Adesso seconded and the motion passed unanimously.

Brian Eslinger moved to approve the Final Site Plan application for a façade change at 127 East 4th Street. Tom Fitzgerald seconded and the motion passed unanimously.

Site Plan Public Hearing: *305 East Sixth Street (Janet and Robert Kracht)*

Brian Eslinger moved to close the Public Hearing as no further comments were received. Tom Fitzgerald seconded and the motion passed unanimously.

7:10pm Public hearing comment period closed.

Brian Eslinger moved to accept the application as a complete plan. Tom Fitzgerald seconded and the motion passed unanimously.

Jim Adesso moved to approve the Final Site Plan application for a Bed and Breakfast located at 305 East 6th Street. Tom Fitzgerald seconded and the motion passed unanimously.

Concept Plan Presentation: *TBD Lakeside Lots (Seneca Long View, LLC)*

Amanda Ratchford of Hunt presented the concept plan for a lake front residential townhouse development.

Chairman Fazzary and the Board concurred to hire a consultant to review the proposal for the Board.

Jim Adesso moved to approve the concept as presented. Tom Fitzgerald seconded and the motion passed unanimously.

Concept Plan Presentation: *107 Eleventh Street (Lorraine and Thomas Menio)*

Thomas and Lorraine Menio were present, and are requesting to add an addition to the building located at 107 11th Street.

Chairman Fazzary noted this project requires an amended site plan. The original plans were approved and the addition should not have smaller setbacks than what was approved. If the Menlo's was smaller setbacks, they will need to get a variance from the Zoning Board of Appeals.

Lengthy discussion regarding traffic flow and parking ensued.

Concept Plan Presentation: *515 East Fourth Street (Wal-Mart)*

Brad Moore of DRR Architects was present on behalf of Wal-Mart. Mr. Moore noted the color for the canopy request is no longer orange, but grey.

Chairman Fazzary and the Board read through and answered questions from the Short Environmental Assessment form. Tom Fitzgerald moved that the proposed action will not result in any significant adverse environmental impacts. Jim Adesso seconded and the motion passed unanimously.

Brian Eslinger moved to accept the application as a complete plan. Tom Fitzgerald seconded and the motion passed unanimously.

Brian Eslinger moved to approve the Preliminary Site Plan as presented. Tom Fitzgerald seconded and the motion passed unanimously.

Public Hearing is scheduled for January 22, 2020.

Public Be Heard

Brian Eslinger started a discussion regarding 4/6 Orchard Avenue. Darrin Stocum contributed what permits were issued on both structures. The STR application may not be addressed until the permit issues are resolved.

Chairman Fazzary asked for an executive session. Tom Fitzgerald moved to go into executive session for the purpose of discussing legal matters. Brian Eslinger seconded and the motion passed unanimously.

8:22 pm Executive Session commenced.

8:32 pm Executive Session ended.

Clerk Peterson noted that the Board went off topic and discussed the STR law, but not any particular property.

After more discussion regarding the STR law, the Board decided to schedule a workshop on Wednesday, January 8, 2020 at 6:30 pm in the Board room.

Minutes:

Corrections noted. Tom Fitzgerald made the motion to approve the minutes of November 13, 2019 as amended. Brian Eslinger seconded the motion and passed unanimously.

Adjournment

Tom Fitzgerald moved to adjourn the meeting. Brian Eslinger seconded and the motion passed unanimously.

8:35 pm meeting adjourned.

Board Concerns/New Business:

The rescheduling of the December meeting to an earlier date was decided upon during the Lazaric request. No new discussion.

Adjournment:

There being no further business to come before the board, Brian Eslinger moved to adjourn the meeting at 8:35 pm. Tom Fitzgerald seconded the motion and the motion passed unanimously. Meeting Adjourned.

Respectfully submitted,

Barbara J Peterson
Deputy Clerk/Treasurer