

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
Meeting of May 27, 2020

Present: Jim Adesso, Joe Fazzary, Brian Eslinger, Tom Fitzgerald, Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Officer (CEO) Darrin Stocum. Jenna Tormey was absent. Meeting was held via ZOOM. There were 6 others in attendance.

Planning Board Chairman Joe Fazzary opened the meeting at 6:32 pm.

Chairman Fazzary requested a copy of the publication be added to the file. Tom Fitzgerald moved to open the public hearing for Talma short-term rental. Brian Eslinger seconded and the motion passed unanimously.

6:37 pm Public Hearing opened.

Brian Eslinger moved to open the public hearing for the Stewart Bed and Breakfast. Tom Fitzgerald seconded and the motion passed unanimously.

6:38 pm Public Hearing opened.

**Site Plan Public Hearing: *Tammie Talma (328 S Franklin) Short-Term Rental***

Tammie Talma was not present. Ms. Talma is requesting final approval to have a short-term rental located at 328 S Franklin Street.

No public comments.

**Site Plan Public Hearing: *Karen Stewart (105 S Jackson Street) Bed and Breakfast***

Karen Stewart was present on and is requesting final approval for a bed and breakfast located at 105 S Jackson Street. Ms. Stewart noted it is a large old home with 8 bedrooms, but will only be renting 5, as per regulations. Ms. Stewart also has a Hotel/Restaurant degree that will be put to good use. Code Enforcement Officer (CEO) Stocum noted the site has 4 parking spaces and the insurance has been corrected since the packets were sent out.

No public comments.

**Concept/Preliminary Plan Request: *Catherine Powell (330 S Franklin) Fence***

Catherine Powell was not present. Ms. Powell is requesting permission to install a fence between her property and Tammie Talma's. Ms. Powell had purchased fencing that matches her neighbor's. The properties share a driveway, so it was recommended that a survey be done to ensure the fence stayed on the Powell property.

Brian Eslinger moved to accept the fence with the condition that a survey be completed to establish property lines. Tom Fitzgerald seconded and the motion passed unanimously.

**Concept/Preliminary Plan Request: *Seneca Cheese Company (29 N Franklin) Shed***

Bob Blaine was present on behalf of the Seneca Cheese Company. Mr. Blaine submitted a drawing for storage shed placement on the property located at 29 N Franklin. The grey with black roof shed would be placed 13 feet back from the road, unless otherwise designated by the Board. Board concurred that the proposed placement is fine and left final placement discretion to CEO Stocum. Tom Fitzgerald read through the SEQR part 2 questions. Brian Eslinger moved for a negative declaration. Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to approve the shed site as presented. Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to not schedule a public hearing for this request. Tom Fitzgerald seconded. Kristin Van Horn noted Schuyler County is fine with this being a local concern only. Motion was brought to a vote and passed unanimously. Brian Eslinger moved to have the final site plan addressed at the June 24, 2020 meeting. Tom Fitzgerald seconded and the motion passed unanimously.

Tom Fitzgerald moved to close the public hearing for the Talma Short-term Rental and the Stewart Bed and Breakfast. Brian Eslinger seconded and the motion passed unanimously.

7:10 pm        Public hearings closed.

Brian Eslinger moved for final approval for the Talma Short-Term Rental and the Stewart Bed and Breakfast. Jim Adesso seconded and the motion passed unanimously.

**Final Site Plan Public Hearing: *Seneca Long View, LLC (TBD Harbor Place Drive) Glen Landing Townhome Development***

Ben Gustafson, Hunt Engineering, was present on behalf of Seneca Long View, LLC.

Brian Eslinger moved to open the public hearing for Seneca Long View, LLC. Jim Adesso seconded and the motion passed unanimously.

7:15 pm        Public hearing opened.

Mr. Gustafson updated the Board on the following:

- Lighting is Dark Sky friendly and within requirements,
- Signage meets code requirements
- Flood plane concerns were addressed and a permit is submitted,
- Landscaping is in compliance,
- Village Electric was contacted and loads are within acceptable load range,
- Dept of Public Works has been contacted regarding water/sewer,
- Finger Lakes Railroad was contacted regarding Perry Street crossing which is not looking good, but there may be hope for the Porter Street access.
- Parking spaces are 9x20

Chelsea Robertson of STC has reviewed everything and feels the development request meets all the requirements for Final Site Plan approval. Jim Adesso noted that the Fire Chief is waiting to see what happens the Porter Street access. May be for emergency vehicles only, but not the general public. Ms. Robertson went through SEQR Parts 2 and 3 to be sent to the Village for the record. There were no comments on the coordinated review requests. Jim Adesso moved for a negative declaration. Tom Fitzgerald seconded and the motion passed unanimously. Jim Adesso moved to process the Flood Plane Development Permit application. Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to close the public hearing. Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to approve the Final Site Plan for Seneca Long View, LLC Glen Landing Townhome Development to be located at TBD Harbor Drive Place. Jim Adesso seconded and the motion passed unanimously.

8:08 pm      Public hearing closed.

**Concept Plan Presentation: *Rafael Specchio, Jr. (206 N Jackson) New Multiplex***

Brian Eslinger recused himself from the Board in order to present on behalf of Mr. Specchio. Mr. Specchio was present. Mr. Eslinger noted the home located at 206 N Jackson Street needs to come down. There is 10,000 square feet of property. The structure was a 3-family dwelling with ample off-street parking, and the plan is to rebuild a multi plex with 4 single bedroom units. One option is that the owner, Mr. Specchio, rebuilds on the same footprint. That option is contingent upon an engineer evaluating the foundation. If the foundation does not meet load requirements, then a new footprint will be considered. Mr. Eslinger noted the current conflict comes with a discrepancy between the Use and Density tables for the R2 zone. Board concurred to have the Zoning Board provide a clear interpretation of the law. An asbestos evaluation and building permit are needed before the demolition. Mr. Specchio will get the legal interpretation, demolition, evaluation on the foundation and then be back for the site plan.

**Public Be Heard**

None

**Minutes:**

Tom Fitzgerald moved to approve the minutes of April 22, 2020 as presented. Joe Fazzary seconded and the motion passed unanimously.

**Board Concerns/New Business**

**Zoning Advisory Committee** – Deputy Clerk Peterson updated the Board that bids have been received and reviewed. The committee had decided on a vendor, but new information had come up and we wanted to check back with the committee before final recommendation to the Board of Trustees. A committee member has moved out of town resulting in an opening. The position will be posted on the Town website and Facebook page soliciting letters of interest. The committee will choose its final member.

Discussion regarding recommending continuing the moratorium on short term rentals ensued.

**Adjournment**

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

8:42 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson  
Deputy Clerk/Treasurer