

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street, Boardroom
Meeting of September 23, 2020

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

Chairman Joe Fazzary opened the meeting at 6:31 pm noting the public hearings would run concurrently.

Site Plan Public Hearing: *Seneca Physical Therapy (609 N Franklin Street) Addition*

Amanda Smith-Socarlis was present on behalf of Seneca Physical Therapy. Seneca Physical Therapy is requesting an addition and façade improvements. The proposed changes meet all current regulations and are included in the Downtown Revitalization Initiative (DRI) plans.

Brian Eslinger moved to open the public hearing for 609 N Franklin Street. Jim Adesso seconded and the motion passed unanimously. Chairman Fazzary requested a copy of the Proof of Publication be put in the file.

6:32 pm Public Hearing opened.

No comments noted.

Concept Request: *Lin-Zhu Commercial Block (101 11th Street) Two Story Mixed Use Building*

Lawrence Hoetzlein was present representing Keji Lin and Aihua Zhu. The project is for the construction of a new, two-story, mixed-use building with commercial space for a noodle shop on the first floor and residential units on the second floor. This project meets the design guidelines of the Downtown Revitalization Initiative (DRI). The project received tentative approval in March of 2018, with a request for more information regarding parking. The existing building may be sold, but definitely removed from site. This meeting is to request a waiver from parking requirements. Currently, even though the square footage of the building was reduced from 2160 to 1701 square feet, making the new parking requirements to 18 spaces, the plan shows six on-site spaces and 1 handicap space designated on the street. Code Enforcement Officer (CEO) Darrin Stocum noted that the applicants went to neighboring businesses regarding parking overflow. Most businesses in that area have more than what they need. Judy Cherry of SCOPED noted there are public parking lots nearby. The State Park has a bus lot that they use until 5:00pm and then anyone may park there. There is a public lot where the public must pay to park nearby as well.

7:15 pm Jim Adesso moved to close the public hearing. Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to approve the site plan for Seneca Physical Therapy as presented. Jim Adesso seconded and the motion passed unanimously.

Brian Eslinger supposed that most of the business for the first-floor commercial space would come from people arriving by bus to visit the State Park. Neighborhood residents voiced their displeasure that most of the visitors seem to park on the street, limiting spaces for those who actually live there. Mr. Hoetzlein said he would pursue possible parking agreements with surrounding businesses. Employees would most likely park in the public lot. Jim Adesso moved to waive the parking requirements for this project as presented. Tom Fitzgerald seconded and the motion passed unanimously.

Preliminary Site Plan Request: *Scaptura Project (15 N Franklin) Façade Change*

Howard Cabezas, Project Engineer, was present on behalf of Sally Scaptura Clark. This project is also part of the DRI. Project includes the full restoration/renovation of the two building currently on site. The first building is a two-story multi-use with retail space on the first floor and an apartment on the second floor. The second building will be converting a mechanic's garage into three artist studios. There are ten parking spaces currently with more off-street parking up to Madison. Mr. Cabezas note the Department of Environmental Conservation (DEC) performed air quality test and found contaminants below, but nothing seems to be affecting the interior. Board went through the short environmental assessment form. Jim Adesso moved for a negative declaration. Jenna Tormey seconded and the motion passed unanimously. Jim Adesso moved to accept the application as complete. Tom Fitzgerald seconded and the motion passed unanimously. Jim Adesso moved to accept the Preliminary Site Plan as presented. Tom Fitzgerald seconded and the motion passed unanimously. Jenna Tormey moved to set the public hearing for October 28, 2020. Tom Fitzgerald seconded and the motion passed unanimously. This matter is being referred to the County.

Preliminary Site Plan Request: *Spirawk (805 N Decatur) Bed and Breakfast*

Patrick Spirawk was present and is requesting permission to turn an upstairs apartment in to a two-room bed and breakfast. There is plenty of parking and can meet all requirements for a bed and breakfast. . Board went through the short environmental assessment form. Jim Adesso moved for a negative declaration. Jenna Tormey seconded and the motion passed unanimously. Brian Eslinger moved to accept the application as complete. Jim Adesso seconded and the motion passed unanimously. Jenna Tormey moved to accept the Preliminary Site Plan as presented. Jim Adesso seconded and the motion passed unanimously. Jenna Tormey moved to set the public hearing for October 28, 2020. Tom Fitzgerald seconded and the motion passed unanimously.

Site Plan Request: *Kookalaroc's (107 11th Street) Parking Lot Conversion to Patio*

Lorraine Menio was present. Ms. Menio would like to utilize the parking lot directly adjacent to the restaurant for patio space as they found that they did not need all that parking. There is dedicated space behind Smalley's for employees. The area would still be available for show cars during events. Ms. Menio has another building at 106 11th street with 12 spaces available. This site is also close to the public lot discussed earlier and is willing to deed those to the 107 11th Street address. Brian Eslinger

moved to approve the patio as presented under the condition that 10 spaces are deeded, leased, or contracted to the restaurant for parking, and designate the parking with signage. Jenna Tormey seconded and the motion passed unanimously. Jim Adesso moved to set the public hearing for October 28, 2020. Tom Fitzgerald seconded and the motion passed unanimously.

Public Be Heard

No comments.

Minutes:

Jenna Tormey moved to approve the minutes of August 26, 2020 as presented. Jim Adesso seconded and the motion passed unanimously.

Board Concerns/New Business

None

Adjournment

Joe Fazzary moved to adjourn the meeting. Brian Eslinger seconded and the motion passed unanimously.

8:35 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson
Deputy Clerk/Treasurer