

VILLAGE OF WATKINS GLEN
PLANNING BOARD
SPECIAL MEETING
303 N Franklin Street
Meeting of March 8, 2022

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

Acting Chairman Tom Fitzgerald called the meeting to order at 6:00 pm.

Jenna Tormey moved to open the public hearings for 119 E 2nd St, 307 N Franklin St, 204 N Franklin St, 413 N Franklin St, and 316 E 4th St. Brian Eslinger seconded and the motion passed unanimously.

Site Plan Public Hearing/Final Determination: *David Lisk (119 E 2nd St) Mixed Use Commercial*

David Lisk was present. CEO Stocum noted this was approved by Schuyler County Planning. The new zoning law also does not require a fence due to the parking being moved to the back of the lot. Mr. Lisk indicated the fence removal was also a request from the neighbor as it would have hindered access to their garage.

Site Plan Public Hearing/Final Determination: *Lori Alpern (307 N Franklin St) Façade Change*

Lori Alpern was present.

Site Plan Public Hearing/Final Determination: *Orlando Rodriguez/Graft Wine & Cider Bar (204 N Franklin St) Rear Façade Change/Kitchen Addition*

Natasha Rodriguez was present.

Site Plan Public Hearing/Final Determination: *Bob Decker/Bleachers (413 N Franklin St) Façade Change/Outdoor Seating*

Robert Decker was present.

Special Use Permit Public Hearing: *Raleigh Kelsey (316 E 4th St) Tattoo Parlor*

Raleigh Kelsey was present. CEO Stocum pointed out the criteria for approval within the new zoning law. Written permission from the owner is included in the packets. The property has three (3) parking spots.

No public comments were noted.

Brian Eslinger moved to close the public hearings for all properties. Jenna Tormey seconded and the motion passed unanimously.

6:15 pm Public hearings closed.

Alex Gill moved to approve the final site plan application submitted by David Lisk for the property located at 119 E Second Street as presented. Brian Eslinger seconded and the motion passed unanimously.

Alex Gill moved to approve the final site plan application submitted by Lori Alpern for the property located at 307 N Franklin Street as presented. Brian Eslinger seconded and the motion passed unanimously.

Alex Gill moved to approve the final site plan application submitted by Orlando Rodriguez for the property located at 204 N Franklin Street as presented. Brian Eslinger seconded and the motion passed unanimously.

Alex Gill moved to approve the final site plan application submitted by Bob Decker for the property located at 413 N Franklin Street as presented. Brian Eslinger seconded and the motion passed unanimously.

Alex Gill moved to approve the special use permit application submitted by Raleigh Kelsey for the property located at 316 E Fourth Street as presented. Brian Eslinger seconded and the motion passed unanimously.

Concept/Preliminary Approval Request: *Lorraine Menio/Kookalaroc's (106 and 107 11th St) Outdoor Seating*

Lorraine Menio was present. Ms. Menio is requesting to be able to install seasonal outdoor seating. During the off-season, the parking would revert to the existing layout. Smalley's submitted an agreement for consideration allowing six (6) parking spaces on the lot behind Kookalaroc's off the alley. The two (2) designated handicap spots would move to the front of the parking lot on the street. The proposed seating will create a higher occupant load. Menio's indicated that a dual sink was installed to replace the single sinks. Discussion regarding traffic flow through the alley ensued. Signage and gates for access were detailed.

No action taken.

Zoning Code Amendment Recommendation: *Section 23.17 (Short Term Rentals)*

CEO Stocum had submitted changes regarding short-term rentals. Renewal applications will not need the special use permit re-approved by the Planning board, new applications will not need to secure the special use permit prior to being placed on the waiting list and the maximum occupancy is being re-defined as 10 persons. Discussion regarding why amending so soon after adoption and violation notifications ensued. Alex Gill moved to accept and recommend changes

of Local Law 1 of 2022 Section 23.17 to the Board of Trustees. Jenna Tormey seconded and the motion passed unanimously.

Minutes:

Jenna Tormey moved to accept the minutes for the regular meeting of November 17, 2021, the regular meeting of January 26, 2022 and the special meeting of February 9, 2022 as presented. Alex Gill seconded and the motion passed unanimously.

Board Concerns/New Business:

CEO Stocum noted the training for the new zoning law tomorrow night.

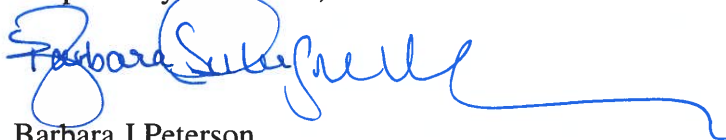
Brian Eslinger requested the meetings be switched back to 6:30pm. Jenna Tormey submitted a letter of resignation effective the end of March as she is moving out the village.

Adjournment

Brian Eslinger moved to adjourn the meeting. Jenna Tormey seconded and the motion passed unanimously.

7:45 pm Meeting adjourned.

Respectfully Submitted,



Barbara J Peterson
Deputy Clerk/Treasurer