

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street
Meeting of March 22, 2023

Present: Tom Fitzgerald, Brian Eslinger, Joe Fazzary, Alex Gill, Code Enforcement Officer (CEO) Scot Cole, and Deputy Clerk/Treasurer Barb Peterson. Philip Bond was absent.

Acting Chairman Tom Fitzgerald called the meeting to order at 6:31 pm.

Joe Fazzary moved to open the public hearing for 202 12th Street. Alex Gill seconded and the motion passed unanimously.

6:33 pm Public hearing opened.

Special Use Permit Public Hearing: *Frank DeSarno (202 Twelfth Street) Driveway/Parking*

Frank DeSarno was present. Mr. DeSarno purchased 206 and 208 Twelfth Street which are next door to his auto body repair shop located at 202 Twelfth Street. The intent was to use part of the new properties for additional parking for the body shop. The additional parking would be for vehicles that are licensed and registered, but are waiting for repair. Property is zoned mixed use neighborhood. Zoning allows for an off-street parking area as long as it has screening. Neighbors on both sides have six-foot privacy fences. Mr. DeSarno added gravel/rock to the proposed designated parking area for drainage purposes. Neighbors submitted letters in opposition to the request.

Benefits include vehicles waiting for service are off the street allowing for more parking in a congested area.

Concerns include depreciated property values for the neighbors, whether the parking is considered an expansion of an existing business or not, and loss of residential use/quality in that area.

Alex Gill moved to table this agenda item for legal advice. Tom Fitzgerald seconded and the motion passed unanimously.

Alex Gill moved to close the public hearing. Joe Fazzary seconded and the motion passed unanimously.

7:22 pm Public hearing closed.

Special Use Permit Public Hearing: *Ariel Ortiz Bobea (102 Durland) Short-Term Rental*

Alex Gill moved to open the public hearing for 102 Durland Place. Brian Eslinger seconded and the motion passed unanimously.

7:23 pm Public hearing opened.

Julia Symes, property manager, was present on behalf of Ms. Bobea. This former bed-and-breakfast has 5 bedrooms, and 4.5 bathrooms. There is room for 4 vehicles to park in the driveway and an additional 2 spaces available in the garage. It is unlikely that there will be 6 vehicles at one time as the house is only rented out as a whole, not the individual rooms. House agreement/rules were provided in the packet.

No public comments.

Brian Eslinger moved to close the public hearing. Alex Gill seconded and the motion passed unanimously.

7:36 pm Public hearing closed.

Board addressed environmental impacts. Alex Gill moved for a negative declaration. Joe Fazzary seconded and the motion passed unanimously.

Brian Eslinger moved to approve the special use permit application submitted by Ariel Oriz Bobea for the property located at for 102 Durland Place as presented. Alex Gill seconded and the motion passed unanimously.

Special Use Permit Public Hearing: *John Margreno (204 E Second) Short-Term Rental*

Mr. Margreno was not present. No action was taken.

Minutes:

Not available.

Board Concerns/New Business:

Tony Compese indicated he is contemplating a land split. Scot Cole agreed to meet and review options.

There is a zoning update committee working on correcting minor issues in the zoning code.

A brief discussion regarding sticker shops ensued regarding “gifts”.

Adjournment

Alex Gill moved to adjourn the meeting. Brian Eslinger seconded and the motion passed unanimously.

7:56 pm Meeting adjourned.

Respectfully Submitted,



Barbara J Peterson
Deputy Clerk/Treasurer