

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
**Meeting of May 8, 2019**

Present: Tom Fitzgerald, Jim Adesso and Brian Eslinger. Also, present was Village Clerk Lonnie Childs and Code Enforcement Officer Greg Larnard. There were approximately six others in attendance.

Absent: Joe Fazzary

Member Tom Fitzgerald opened the meeting at 6:36 pm.

The Public Hearings were all opened at 6:37 pm with a motion from Brian Eslinger, a second by Jim Adesso. The Board then voted on the motion and all were in favor. Motion Carried.

A letter was submitted by Stacy Gray who resides at 409 S. Madison Ave. respectfully requesting that the Board deny parking waivers and Short-Term Rental permits to the properties located on Madison Ave. and Monroe St. Concerns were addressed for each property below.

**Short Term Rental Public Hearings:** *All properties owned by Watkins Glen Inc.*

Kirk Sorensen and Nate Caplan were both there to answer any questions and give a short description of each property. They also advised that prior to the law being adopted, reservations were made that exceeds the number of quests allotted per property. These reservations are allowed to be honored as is but, any future reservations must comply to the occupancy limit outlined in the law. Nate Caplan stated that they will be removing the additional bedding after the existing reservations have been fulfilled.

***304 East Third Street, Units A and B***

- The entire property was gutted and redone to code. Parking was enlarged for designated parking spots for each unit. Four beds in each unit.
- The application was reviewed and found to be complete, a parking waiver was not required.
- Brian Eslinger made the motion to approve the short-term rental application. Jim Adesso seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried

***602 Magee Street***

- Single family home, renovated and new roof. 40' deep driveway to allow ample parking for four cars.
- The application was reviewed and found to be complete, a parking waiver was not required.
- Jim Adesso made the motion to approve the short-term rental application. Jenna Tormey seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried

### ***807 North Decatur Street Unit A, B, and C***

- Historical guest house renovated into three separate units. Designated parking spots for each unit.
- The application was reviewed and found to be complete, a parking waiver was not required.
- Brian Eslinger made the motion to approve the short-term rental application. Jenna Tormey seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried

### ***407 South Madison Avenue***

- Demolished existing home that was vacant for 10 years. 25'x 45' parking area.
- The application was reviewed and found to be complete, a parking waiver was not required.
- Jenna Tormey made the motion to approve the short-term rental application. Jim Adesso seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried

### ***411 South Madison Avenue***

- Completely renovated single family home. Approved parking for two cars across from property, in front of barn owned by Kirk Sorensen. Also, verbal approval to utilize the new parking area owned by Seneca Physical Therapy on weekends.
- The application was reviewed and found to be complete, a parking waiver was not required.
- Jim Adesso made the motion to approve the short-term rental application. Jenna Tormey seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried

### ***140 South Monroe Street***

- Newly built 5-bedroom home. 87.4' of parking space available for up to six vehicles.
- The application was reviewed and found to be complete, a parking waiver was not required.
- Jenna Tormey made the motion to approve the short-term rental application with the condition that the parking area be striped at an angle to promote organized parking. Brian Eslinger seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried

### ***144 South Monroe Street***

- Newly built 5-bedroom home. 64.65' of parking space available for up to six vehicles. Nate Caplan elaborated on that the second-floor egress, each bedroom above the deck has a ladder as well as the upstairs common area. All of which egress onto a deck that is approximately 12' below. Code Enforcement Officer Greg Larnard commented that the second-floor egress passes inspection because the deck is at ground level.
- The application was reviewed and found to be complete, a parking waiver was not required.
- Brian Eslinger made the motion to approve the short-term rental application with the condition that the parking area be striped at an angle to promote organized parking. Jenna Tormey seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried

Brian Eslinger made the motion to close the Public Hearings at 7:43 pm with a comment that Madison Ave. and Monroe St. need to be repaved and have curbing installed to promote legal parking. Jenna Tormey seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

**Minutes:** Jim Adesso made the motion to approve the minutes of April 24, 2019 with the correction to add himself as being present. Brian Eslinger seconded the motion and all voted in favor. Motion Carried.

**Board Concerns/New Business:**

- Jim Adesso requested an update of the Moratorium for Short Term Rentals. Brian Eslinger commented that he brought the idea of a Moratorium to the Board of Trustees attention at their meeting on May 7<sup>th</sup> and that they seemed to be in agreement. Village Clerk Lonnie Childs was tasked with looking into it further with the Village Attorney.

**Adjournment:** There being no further business to come before the board, Jim Adesso made the motion to adjourn the meeting at 7:45 pm. Brian Eslinger seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

Lonnie M. Childs  
Recording Secretary