

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of January 22, 2019

Present: Jim Adesso, Jenna Tormey, Brian Eslinger, and Tom Fitzgerald. Also present was Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Officer Darrin Stocum. Joe Fazzary was absent.

Planning Board Acting Chairman Tom Fitzgerald opened the meeting at 6:31 pm noting the public hearings would run concurrently.

6:33 pm Brian Eslinger moved to open the public hearings. Jim Adesso seconded and the motion passed unanimously. Mr. Eslinger moved to have the Menio application be reviewed and have the public hearing at this meeting. Jenna Tormey seconded and the motion passed unanimously.

Site Plan Public Hearing: *515 East Fourth Street (Wal-Mart)*

Architect Jessica Kim was present on behalf of Wal-Mart. There have been no changes in the request for the canopy for the pick-up area. There were no comments either from the Board, or visitors.

Short Term Rental Final Approval: *109 Eleventh Street (Lorraine Menio)*

Lorraine Menio was present. Darrin Stocum noted that the premises passed inspection. Discussion regarding smoke detectors ensued. Mr. Stocum said he would check those to make sure the premises were in compliance.

Concept Plan Presentation: *806 North Decatur Street (Seneca Sunrise Coffee)*

Owner Melinda Beheydt, and Architect Andrew Hintenach were present on behalf of Seneca Sunrise Coffee. Seneca Sunrise Coffee is requesting permission to be a cottage industry for small batch coffee roasting. Mr. Hintenach noted Seneca Sunrise Coffee is constructing an accessory building for roasting. There will be some retail space. Seneca Sunrise offers Community Sustained Agriculture (CSA's) providing locally sourced produce to residents. Darrin Stocum noted the building meets all regulations for Zone R3. The accessory building will look like a garage, is 750 square feet or less, and is fourteen (14) feet from the existing building. It was noted that Ms. Beheydt is in the process of purchasing the building, which will then make her in compliance with the owner/occupied requirement for a cottage industry. Discussion regarding the glass on the garage doors ensued.

Brian Eslinger moved to accept the Seneca Sunrise Coffee Concept Plan as presented. Jenna Tormey seconded and the motion passed unanimously.

7:12 pm Brian Eslinger moved to close the public hearing. Jenna Tormey seconded and the motion passed unanimously.

Jim Adesso moved approve the Wal-Mart canopy request as presented. Jenna Tormey seconded and the motion passed unanimously.

Jenna Tormey moved to accept the Menio Short-Term Rental final site plan as presented. Brian Eslinger seconded and the motion passed unanimously.

Concept Plan Presentation: *127 Monroe Street (Greystone Inn)*

Louis Perazzini was present. Mr. Perazzini is requesting a change of use to turn the property into a bed and breakfast. The property has three (3) rentable rooms with enough parking. Plan is to sell their existing house and move in to the 127 Monroe Street address. Darrin Stocum noted the property meets all requirements for a bed and breakfast. Jim Adesso moved to approve the Greystone Inn concept plan as presented. Jenna Tormey seconded and the motion passed unanimously. Brian Eslinger moved to have the final site plan and public hearing for the next meeting. Jenna Tormey seconded and the motion passed unanimously.

Concept Plan Presentation: *806 North Decatur Street (Seneca Sunrise Coffee)*

Tom Fitzgerald read through Part 2 of the Short Environmental Assessment Form with the Board answering “no” for all the questions. Jim Adesso moved to declare the proposed action will not result in any significant adverse environmental impacts. Jenna Tormey seconded and the motion passed unanimously.

Public Be Heard

None

Minutes:

Corrections noted. Jim Adesso made the motion to approve the minutes of December 11, 2019 as amended. Jenna Tormey seconded the motion and passed unanimously.

Board Concerns/New Business

Discussion regarding Short Term Rentals ensued. Board members were reminded to give feedback to the Mayor.

Adjournment

Jim Adesso moved to adjourn the meeting. Jenna Tormey seconded and the motion passed unanimously.

8:19 pm meeting adjourned.