

VILLAGE OF WATKINS GLEN PLANNING BOARD

Municipal Building Board Room
303 N. Franklin St., Watkins Glen, NY

June 24th, 2020

6:30 p.m.

AGENDA

1. CONCEPT/PRELIMINARY PLANNING BOARD REQUESTS

- a) JT & Ashley Salzer (356 Summit Ave) - Placement of Garage in front Yard
- b) Raphael Specchio (211 reading Rd) - Subdivide lot into 2 lots ; regrade the new lot with a retaining wall.

2. PUBLIC BE HEARD

3. APPROVAL OF MINUTES

- a) Regular meeting May 27th, 2020

4. BOARD CONCERNS/NEW BUSINESS

5. ADJOURNMENT

**30 MINUTE WORKSHOP ON SHORT-TERM RENTALS TO
IMMEDIATELY FOLLOW ADJOURNMENT**

VILLAGE OF WATKINS GLEN
Village of Watkins Glen
303 North Franklin Street
Watkins Glen, NY 14891
Phone (607) 535-2736 Fax 535-7621
APPLICATION FOR SITE PLAN REVIEW

Project Name Garage Project Location 356 Summit Zone R1
Avenue, WG

Applicant

Name Brad TABER Owner Name Brad Taber JT+Ashley Salzer
Terra Pro

Address 4350 Havana Glen Rd Address 356 Summit Ave
Montour Falls, NY 14865 Watkins Glen NY

Telephone: work 607.592.9230 Telephone work 742 1179

home _____ home _____

Project Description:

30 x 30 ft retaining wall surrounding a
24 x 24 ft garage - non finished

Anticipated Completion Date: ~July 18, 2020 Will Project be Staged? (yes) (no)

approx. 3 weeks after start date

Will any Federal, State or County Agencies be Involved in this Project? (yes) (no)
If Yes Who and Why? (please include copies of documents i.e. - license or permit)

The State Environmental Quality Review Act (SEQRA) requires that the project identified in this Site Plan Review Application be evaluated for its environmental impact. Please complete Part I of the Short Environmental Assessment Form (617.20). This form is routinely used for general Unlisted Actions, the Planning Board may however, require a long form. If this is the case, one will be provided for you.

June 11,2020

This is to confirm that we agree and support the construction of a garage on the north side of 356 Summit Ave. Should you have any questions please contact me at 607 731 1103.

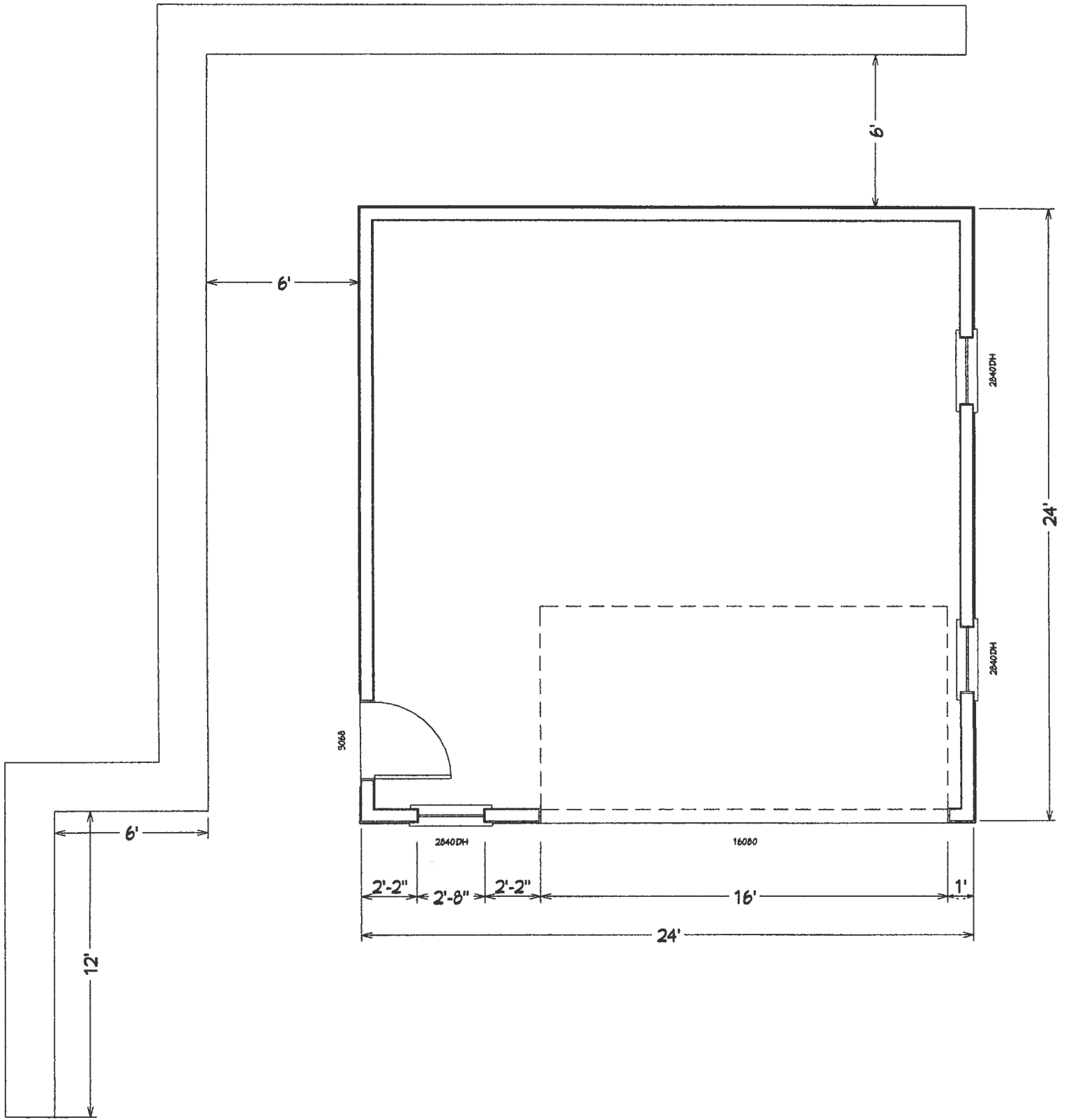
Michael Bartone

348 Summit Ave

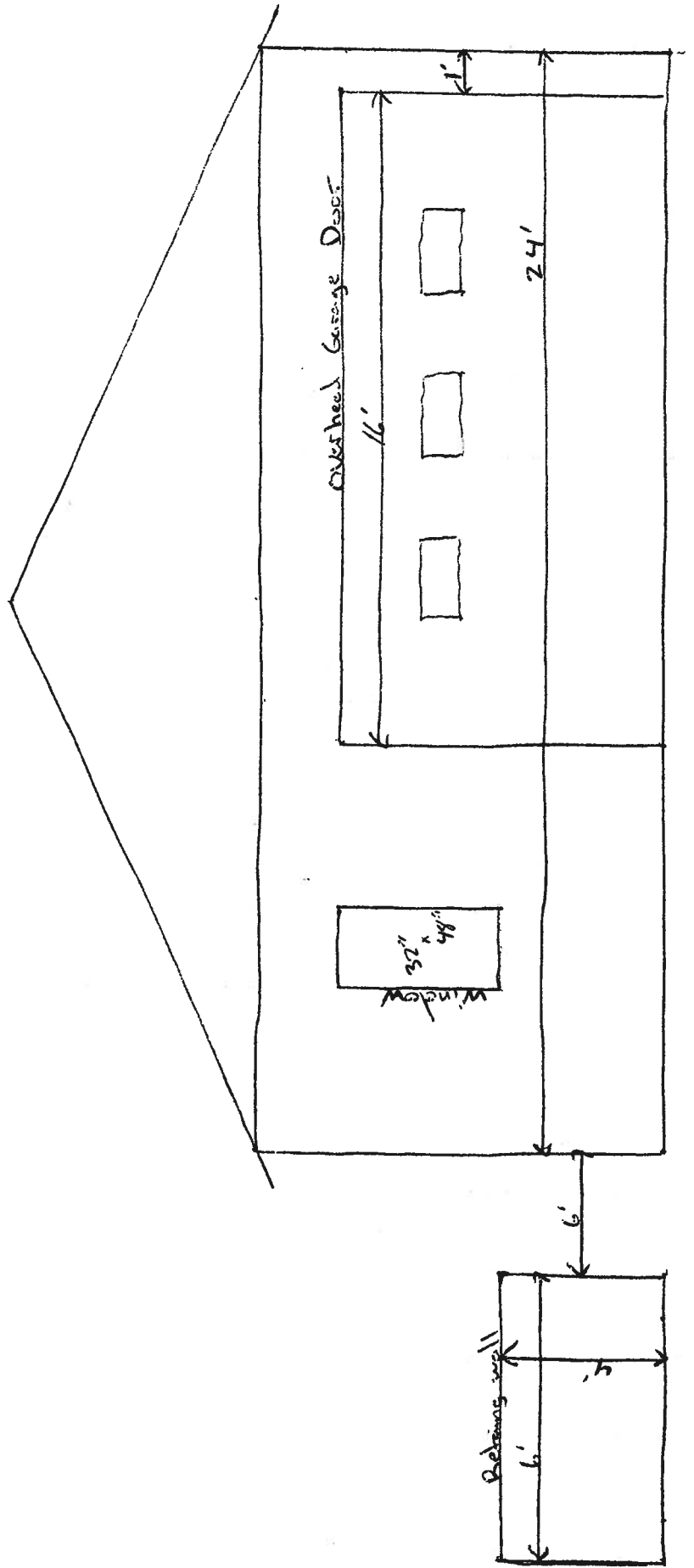
Watkins Glen NY, 14891

A handwritten signature in black ink, appearing to read 'Michael Bartone', written in a cursive style.

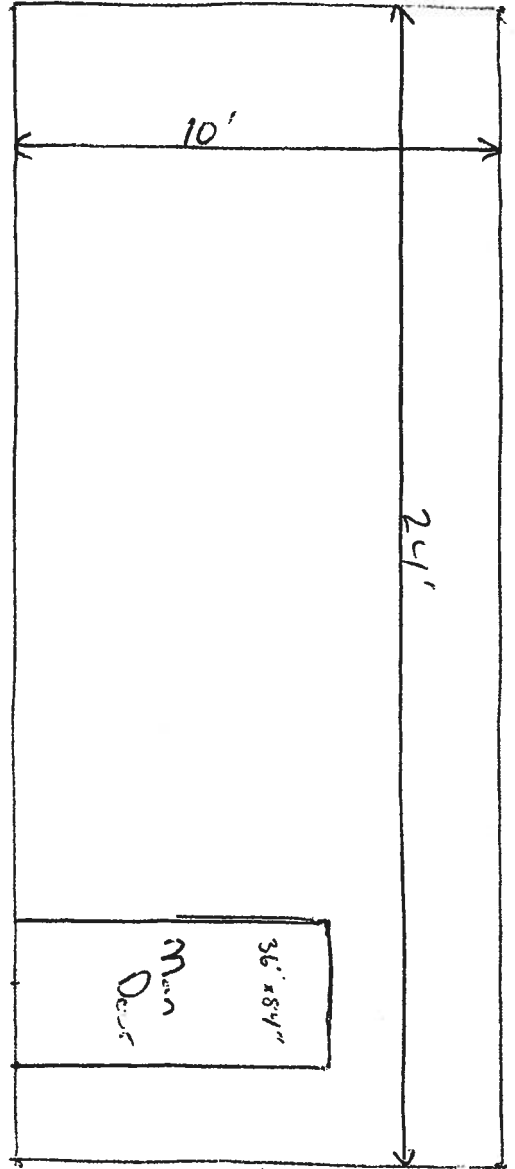
NORTH ↑



Drive way View

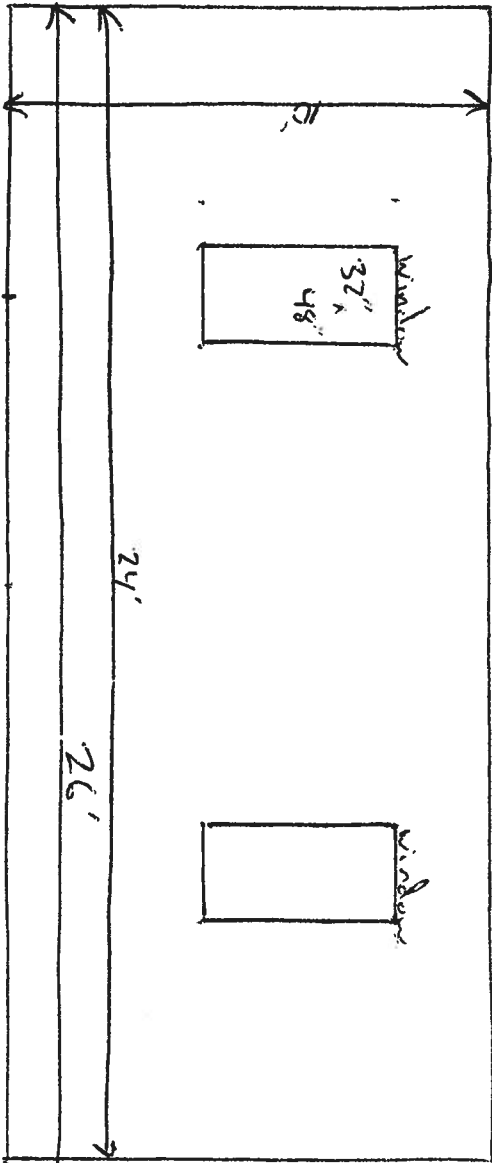


2x2x6
Retaining wall



Back yard view

Road side view



2x2x6
Retaining wall



JT & Ashley Salzer garage notes:

Retaining wall:

- Concrete blocks are 2' x 2' x 6' each. Top of wall will be capped. The wall will be 4' tall on the uphill side, tapering down to 2' tall as it goes downhill. Blocks are interlocking and joints will be staggered.

Garage details :

- Monolithic slab foundation, 6" thick using buckeye and mesh. Perimeter will be 12" thick and 12" wide, tapered to the interior. Also, with 2 rows of #4 rebar around entire perimeter.
- 2 x 6 wall construction with anchor bolts, treated sill & sill seal. Also, approved headers, ½" wall sheathing.
- Engineered roof trusses w/ purlins and double bubble under steel roofing.
- Vinyl siding and soffit w/ aluminum fascia.

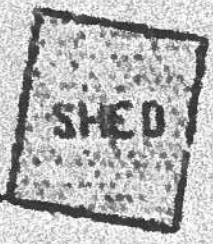
Thomas
Filed
at

N 07°10'45" E

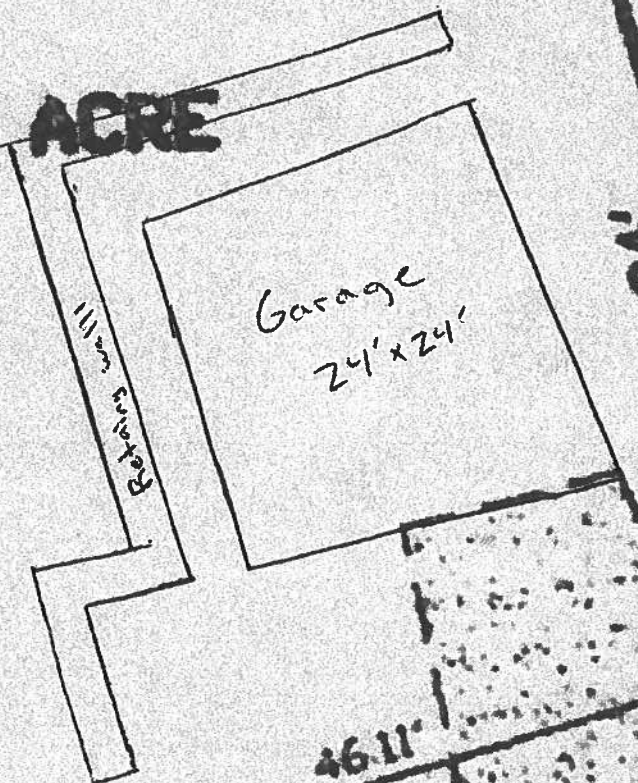
GLEN 200.04'

ATKINS

11.58'



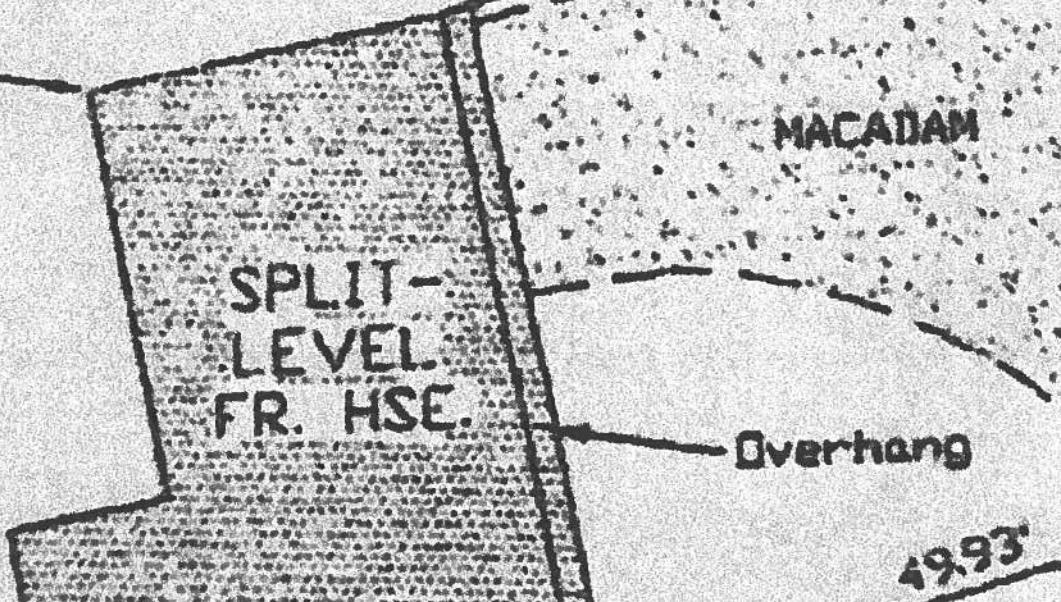
0.414 ACRE



193.24'

36.78'

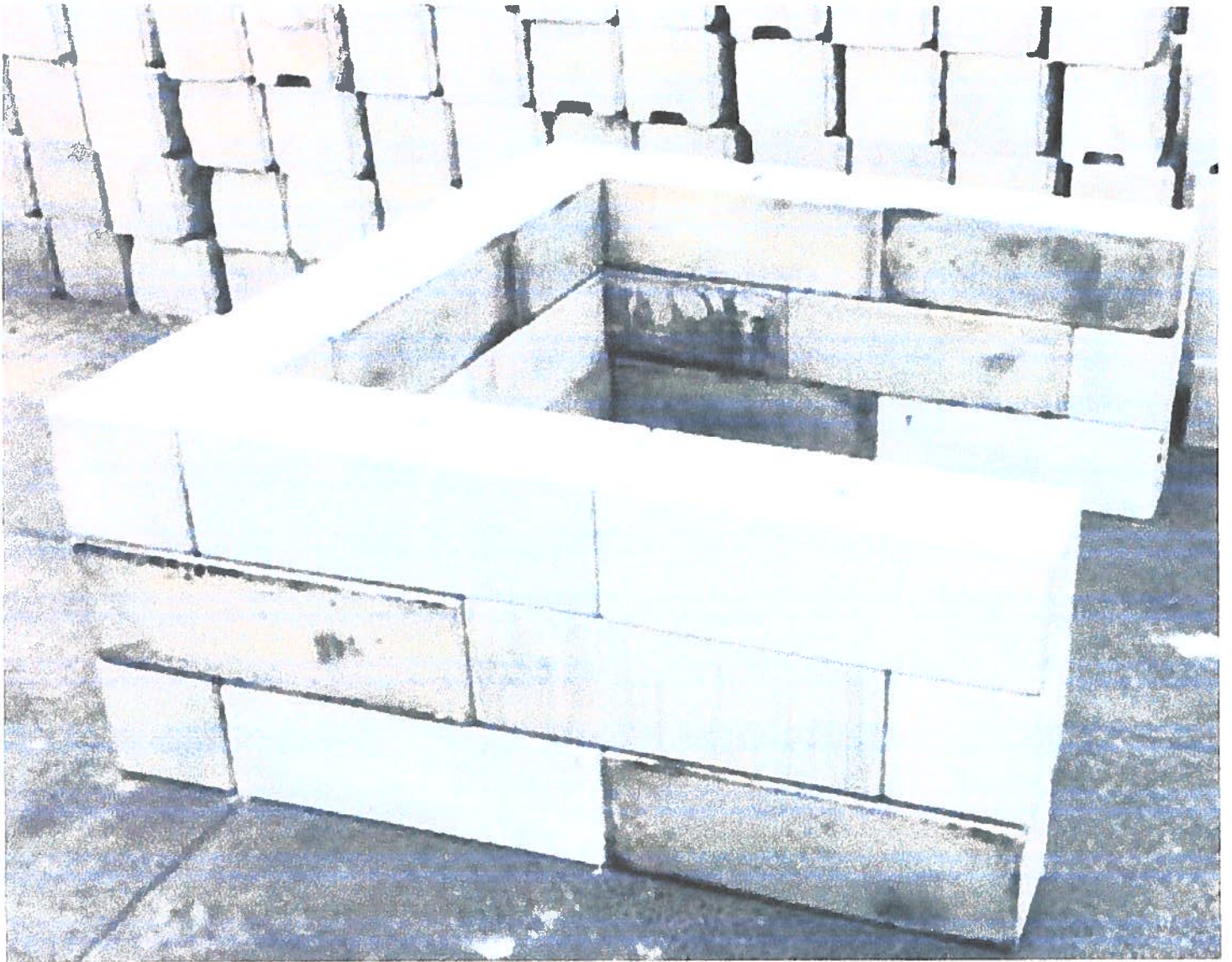
46.11'



49.93'



Roof + siding colors



Retaining Wall Blocks

AirStone Spring Creek Primary Wall Stone 8-sq ft Spring Creek Blend Faux Stone Veneer

Item #540184 Model #CLSCFI



Future retaining wall Facade

[Sent from Yahoo Mail for iPhone](#)

On Thursday, June 18, 2020, 1:54 PM, Darrin Stocum <codeenforcement@watkinglen.us> wrote:

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: GARAGE AND RETAINING WALL			
Project Location (describe, and attach a location map): 356 SUMMIT AVE			
Brief Description of Proposed Action: Build new garage and retaining wall in North side of front yard.			
Name of Applicant or Sponsor: JT & Ashley Salzer		Telephone: 742-1179	
Address: 356 Summit Ave		E-Mail:	
City/PO: Watkins Glen		State: NY	Zip Code: 14891
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <i>WG Building Permit</i>		NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.023 acres	
b. Total acreage to be physically disturbed?		.023 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.61 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <ul style="list-style-type: none"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>JT & Ashley Salzer</u> Date: <u>6/16/2020</u></p> <p>Signature: _____ Title: _____</p>		

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Village of Watkins Glen
303 North Franklin Street
Watkins Glen, NY 14891
Phone (607) 535-2736 Fax 535-7621
APPLICATION FOR SITE PLAN REVIEW

Project Name Specchio / Ames **Project Location** 211 READING RD **Zone** BT

Applicant Name Raphael Specchio **Owner Name** Mary Roberts / Anne Ames

Address _____ **Address** 211 Reading Rd
_____ Watkins Glen NY14891

Telephone: work 607-738-8386 **Telephone: work** _____
home _____ **home** _____

Project Description: Divide the property into two parcels.

_____ Also, filling for a parking lot on Parcel "A" _____

Anticipated Completion Date: 7-31-2020 **Will Project be Staged ?** (yes) (no)

Will any Federal, State or County Agencies be Involved in this Project ? (yes) (no) **If Yes Who and Why?**
(please include copies of documents i.e. – license or permit)

The State Environmental Quality Review Act (SEQRA) requires that the project identified in this Site Plan Review Application be evaluated for its environmental impact. Please complete Part I of the Short Environmental Assessment Form (617.20). This form is routinely used for general Unlisted Actions, the Planning Board may however, require a long form. If this is the case, one will be provided for you.

**** Specchio Application re-typed ****

VILLAGE OF WATKINS GLEN
Village of Watkins Glen
303 North Franklin Street
Watkins Glen, NY 14891
Phone (607) 535-2736 Fax 535-7621
APPLICATION FOR SITE PLAN REVIEW

Project Name Raphael Gecchov TV Project Location 211 Zone BT

Applicant

Name _____ Owner Name Mary Roberts ANNA Amos

Address _____ Address 211
Reaching Road
W. G. N.Y. 14891

Telephone: work 607 7388386 Telephone work _____

home _____ home _____

Project Description:

Dividing the property into (2) parcels
Also filling for a parking lot.
on the apt.

Anticipated Completion Date: 07-31-2020 Will Project be Staged? (yes) (no)

Will any Federal, State or County Agencies be Involved in this Project? (yes) (no)
If Yes Who and Why? (please include copies of documents i.e. - license or permit)

The State Environmental Quality Review Act (SEQRA) requires that the project identified in this Site Plan Review Application be evaluated for its environmental impact. Please complete Part I of the Short Environmental Assessment Form (617.20). This form is routinely used for general Unlisted Actions, the Planning Board may however, require a long form. If this is the case, one will be provided for you.

RECEIVED

06-17-2020 1:20 PM

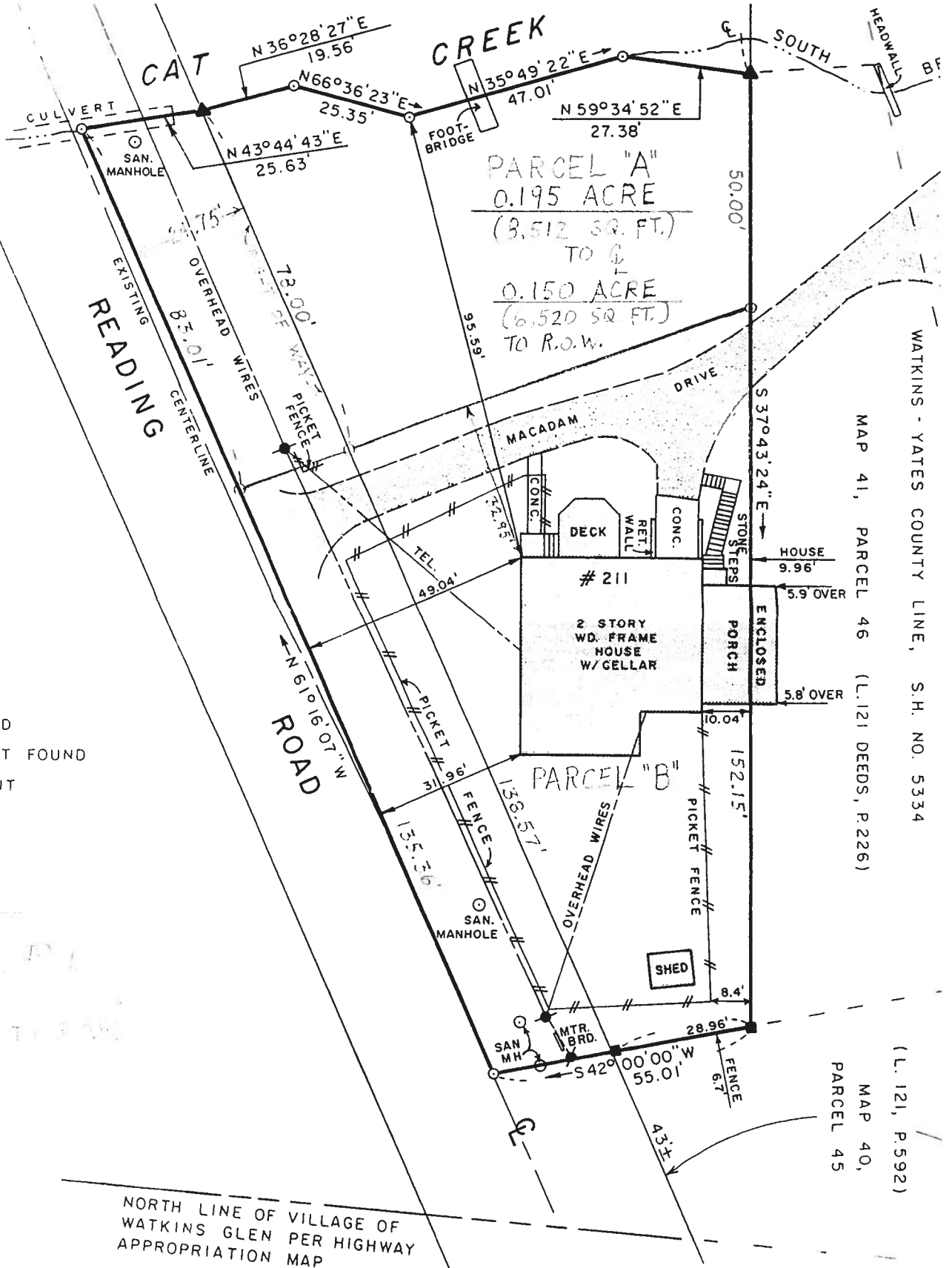
JUN 17 2020

VILLAGE OF WATKINS GLEN

The property at 211 Reading Rd,
we wish to divide into (2)
two parcels. Also need the ASKs
about a fill for parking on one
of the lots at 211 Reading Rd

Raphael Spiering. Representing
Both. my Sister Anna Louise Ames.
and her daughter Mary Ames Roberts

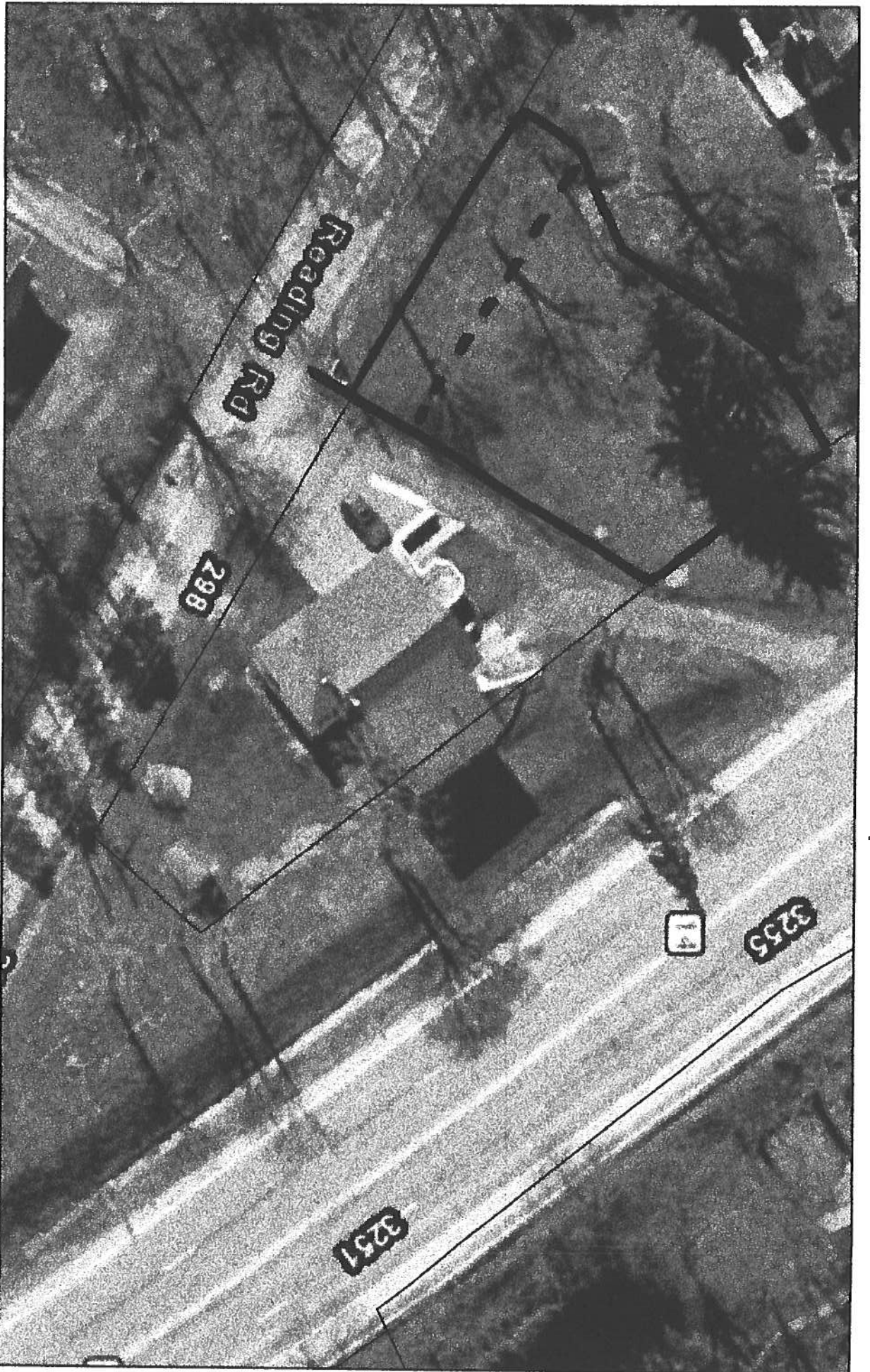
My phone # 607 7388386



PARCEL "A"
0.195 ACRE
8,512 SQ. FT.
PARCEL "B"
0.150 ACRE
6,520 SQ. FT.

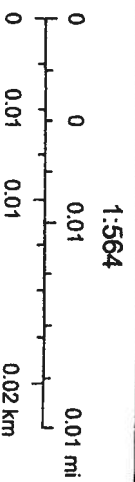
by certify that this is a true and accurate
y, prepared in accordance with the existing
of Practice for Land Surveys adopted by the
York State Association of Professional Land
yors.

SUBDIVISION PLANNING	WEILER ASSOCIATES
	LICENSED LAND SURVEYORS HORSEHEADS, N Y NORWICH, CONN
MAP OF LANDS OF ANN S. AMES &	



June 19, 2020

*New Lot
and Retaining wall*



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,



Property Description Report For: 211 Reading Rd, Municipality of V. Watkins Glen, Reading

No Photo Available

Total Acreage/Size:	0.47	Status:	Active
Land Assessment:	2020 - Tentative \$48,000 2019 - \$48,000	Roll Section:	Taxable
Full Market Value:	2020 - Tentative \$180,000 2019 - \$180,000	Swis:	443201
Equalization Rate:	----	Tax Map ID #:	64.08-4-2
Deed Book:	383	Property Class:	210 - 1 Family Res
Grid East:	739350	Site:	RES 1
		In Ag. District:	No
		Site Property Class:	210 - 1 Family Res
		Zoning Code:	NA
		Neighborhood Code:	24321 - WG village
		School District:	Watkins Glen
		Total Assessment:	2020 - Tentative \$180,000 2019 - \$180,000
		Property Desc:	Survey 40/74, D372- 385 Former # 64.08-3- 69
		Deed Page:	459
		Grid North:	871265

Area

Living Area:	1,756 sq. ft.	First Story Area:	1,372 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	384 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1.5
Finished Rec Room:	0 sq. ft.	Finished Area Over Garage:	0 sq. ft.

Structure

Building Style:	Cape cod	Bathrooms (Full - Half):	2 - 0
Bedrooms:	3	Kitchens:	1
Fireplaces:	1	Basement Type:	Partial
Porch Type:	Porch-enclsd	Porch Area:	252.00
Basement Garage Cap:	1	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Good	Overall Grade:	Average
Year Built:	1956		

Owners

Ann S Ames 211 Reading Rd Watkins Glen NY 14891	Mary Ames Roberts 211 Reading Rd Watkins Glen NY 14891
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DENSITY / BULK CONTROL SCHEDULE

DISTRICT USE	MINIMUM LOT AREA PER PRINCIPAL USE SQFT		MIN. LOT WIDTH (FT.)	MINIMUM YARD REQUIREMENTS (SETBACKS)			MAXIMUM LOT COVERAGE (%)	MAXIMUM BUILDING HEIGHT FEET	MINIMUM HABITABLE DWELLING AREA PER UNIT (SQ.FT.)
	RESIDENTIAL	OTHER USE		FRONT (FT.)	SIDE (FT.)	REAR (FT.)			
RT									
SINGLE DWELLING UNIT	5,000		50	10	6	20	60	35	1,200
TWO DWELLING UNIT	7,500		75	10	10	20	60	35	1,200
TOURISM RELATED USE		7,500	100	10	10	30	60	35	
MIXED USE	7,500	2,500	100	10	25	30	60	35	1,500
BT									
SINGLE UNIT DWELLING	5,000		50	25	10	30	60	35	1,200
TWO UNIT DWELLING	7,500		75	25	10	30	60	35	1,200
MULTI-UNIT DWELLING	12,000		100	25	25	40	60	35	1,500
BED & BREAKFAST	7,500		75	25	10	30	60	35	1,200
INN/ BOARDING HOUSE	10,000		75	25	10	30	60	35	1,200
INDIVIDUAL GENERAL AND BUSINESS USE		15,000	100	10	10	40	60	35	
MIXED USE	20,000	10,000	100	10	10	40	60	35	1,500

* AS ESTABLISHED IN THE SITE PLAN PROCESS
 ** AS REQUIRED IN NYS UNIFORM FIRE PREVENTION BUILDING CODE

character and site constraints while also ensuring that adequate off-street parking and traffic circulation are accommodated in a safe and efficient manner.

4.4 Business Transition (BT) Intent

This District delineates those areas situated along primary streets in the Village that primarily contain business uses with residential uses interspersed. This District is established to protect and preserve the residential character of this area while facilitating the desire of business uses to locate along a primary street. This area is not well suited to low density, single-unit dwelling residential development, but rather may support certain higher density residential use where public water and sewer service can be provided.

To this end the Village establishes that all new permitted business and high-density residential development will be designed, developed and operated in a manner that is compatible, with and protective of, the existing residential uses. All new development shall be of a scale and bulk that is consistent with that of the existing residential uses.

Appurtenances to the new development, such as off-street parking and signs, shall not adversely impact adjoining existing residential uses, as determined by application of the following guidelines:

- A. With the exception of regulated signs and parking areas, there shall be no major exterior accessory use or appurtenance.
- B. A building shall be designed to be at a scale consistent with the adjacent residential use; no more than thirty-five (35) feet and of an individual size and mass that is consistent with the adjacent residential areas.
- C. The development shall not create noise, dust, or other such conditions that would adversely impact on the adjacent residential use.
- D. The development shall be designed to serve the needs of the community.
- E. The introduction of numerous drive access points on the primary street will be limited to ensure that there are no conflicts with the safe and efficient movement of traffic.

4.5 Central Business (CB) Intent

This District delineates the area in the Village that comprises the older, central business district. This area has several features that are unique to business development in the Village, including an older urban style of development that is characterized by buildings extending to the street line, with parking and/or services being provided in and along alleys to the rear of the structures. Given the type of development, off-street parking typically cannot be accommodated on individual lots and has been addressed by the development of public parking facilities on side streets as well as on-street parking. In establishing this District, it is the Village's intent to protect and preserve the unique business and architectural character within this area of the Village; to ensure that all new development is consistent with and enhances this important existing character, in part by requiring new development to provide an urban edge similar to what is presently existing and to prohibit, to the greatest extent possible, the demolition of existing structures that

Proposed Parcel "A" parking

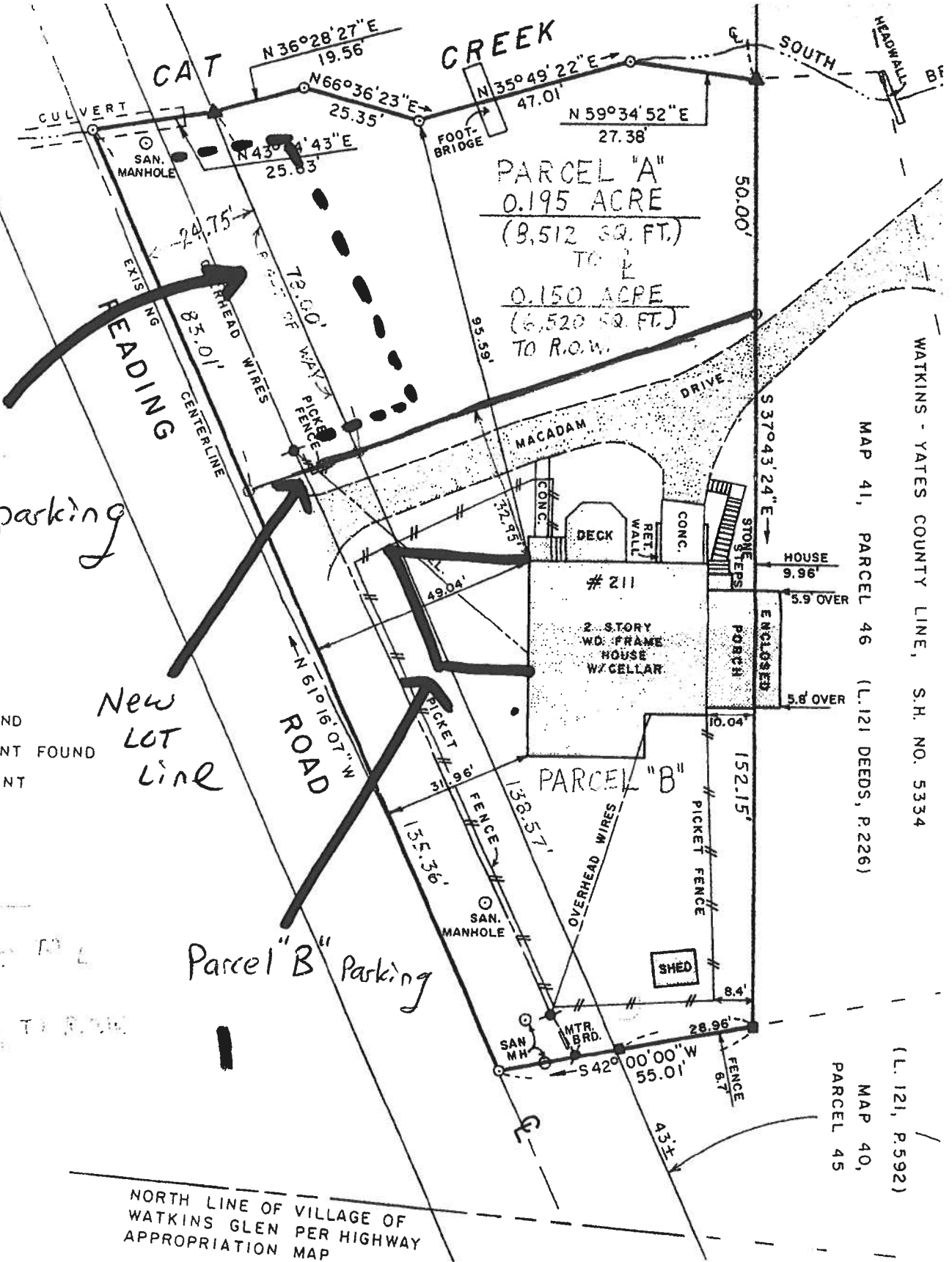
New Lot Line

Parcel "B" Parking

- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - CONC. MONUMENT FOUND
 - COMPUTED POINT
 - CENTERLINE

PARCEL "A"
 0.195 ACRES
 (8,512 SQ. FT.)
 TO R.O.W.

PARCEL "B"
 0.150 ACRES
 (6,520 SQ. FT.)
 TO R.O.W.



WATKINS - YATES COUNTY LINE, S.H. NO. 5334
 MAP 41, PARCEL 46 (L.121 DEEDS, P.226)

(L.121, P.592)
 MAP 40,
 PARCEL 45

REFERENCE DEED : LIBER 383, PAGE 459

WEILER ASSOCIATES
 LICENSED LAND SURVEYORS
 MORSEHEADS, N.Y.
 NORWICH, CONN.

SUBDIVISION PLANNING

MAP OF LANDS OF
 ANN S. AMES &

I hereby certify that this is a true and accurate map, prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors.

Google Maps

3267 NY-14

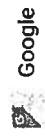
211 Reading Rd, Retaining wall location



Google

Image capture: Aug 2018 © 2020 Google

Watkins Glen, New York



Street View

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: SUB-DIVIDE LOT & PARKING AREA RETAINING WALL			
Project Location (describe, and attach a location map): 211 READING RD WATKINS GLEN NY			
Brief Description of Proposed Action: To divide existing .466 acre lot into two lots: "A" lot would be .195 acre. "B" lot would be .271 acre. Also, build aprox 7 foot tall retaining wall, aprox 70 feet long to create a aprking area on the west side of lot "A"			
Name of Applicant or Sponsor: Raphael Specchio		Telephone: 738-8386	
Address:		E-Mail:	
City/PO: Watkins Glen		State: NY	Zip Code: 14891
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Watkins Glen Building permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.466 acres	
b. Total acreage to be physically disturbed?		.05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.466 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Drainage will be diverted to North drainage ditch with approval of local jurisdictions _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Raphael Specchio</u> Date: <u>6/19/2020</u> Signature: _____ Title: _____		

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of May 27, 2020

Present: Jim Adesso, Joe Fazzary, Brian Eslinger, Tom Fitzgerald, Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Officer (CEO) Darrin Stocum. Jenna Tormey was absent. Meeting was held via ZOOM. There were 6 others in attendance.

Planning Board Chairman Joe Fazzary opened the meeting at 6:32 pm.

Chairman Fazzary requested a copy of the publication be added to the file. Tom Fitzgerald moved to open the public hearing for Talma short-term rental. Brian Eslinger seconded and the motion passed unanimously.

6:37 pm Public Hearing opened.

Brian Eslinger moved to open the public hearing for the Stewart Bed and Breakfast. Tom Fitzgerald seconded and the motion passed unanimously.

6:38 pm Public Hearing opened.

Site Plan Public Hearing: *Tammie Talma (328 S Franklin) Short-Term Rental*

Tammie Talma was not present. Ms. Talma is requesting final approval to have a short-term rental located at 328 S Franklin Street.

No public comments.

Site Plan Public Hearing: *Karen Stewart (105 S Jackson Street) Bed and Breakfast*

Karen Stewart was present on and is requesting final approval for a bed and breakfast located at 105 S Jackson Street. Ms. Stewart noted it is a large old home with 8 bedrooms, but will only be renting 5, as per regulations. Ms. Stewart also has a Hotel/Restaurant degree that will be put to good use. Code Enforcement Officer (CEO) Stocum noted the site has 4 parking spaces and the insurance has been corrected since the packets were sent out.

No public comments.

Concept/Preliminary Plan Request: *Catherine Powell (330 S Franklin) Fence*

Catherine Powell was not present. Ms. Powell is requesting permission to install a fence between her property and Tammie Talma's. Ms. Powell had purchased fencing that matches her neighbor's. The properties share a driveway, so it was recommended that a survey be done to ensure the fence stayed on the Powell property.

Chelsea Robertson of STC has reviewed everything and feels the development request meets all the requirements for Final Site Plan approval. Jim Adesso noted that the Chief of Police is waiting to see what happens the Porter Street access. May be for emergency vehicles only, but not the general public. Ms. Robertson went through SEQR Parts 2 and 3 to be sent to the Village for the record. There were no comments on the coordinated review requests. Jim Adesso moved for a negative declaration. Tom Fitzgerald seconded and the motion passed unanimously. Jim Adesso moved to process the Flood Plane Development Permit application. Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to close the public hearing. Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to approve the Final Site Plan for Seneca Long View, LLC Glen Landing Townhome Development to be located at TBD Harbor Drive Place. Jim Adesso seconded and the motion passed unanimously.

8:08 pm Public hearing closed.

Concept Plan Presentation: *Rafael Specchio, Jr. (206 N Jackson) New Multiplex*

Brian Eslinger recused himself from the Board in order to present on behalf of Mr. Specchio. Mr. Specchio was present. Mr. Eslinger noted the home located at 206 N Jackson Street needs to come down. There is 10,000 square feet of property. The structure was a 3-family dwelling with ample off-street parking, and the plan is to rebuild a multi plex with 4 single bedroom units. One option is that the owner, Mr. Specchio, rebuilds on the same footprint. That option is contingent upon an engineer evaluating the foundation. If the foundation does not meet load requirements, then a new footprint will be considered. Mr. Eslinger noted the current conflict comes with a discrepancy between the Use and Density tables for the R2 zone. Board concurred to have the Zoning Board provide a clear interpretation of the law. An asbestos evaluation and building permit are needed before the demolition. Mr. Specchio will get the legal interpretation, demolition, evaluation on the foundation and then be back for the site plan.

Public Be Heard

None

Minutes:

Tom Fitzgerald moved to approve the minutes of April 22, 2020 as presented. Joe Fazzary seconded and the motion passed unanimously.

Board Concerns/New Business

Zoning Advisory Committee – Deputy Clerk Peterson updated the Board that bids have been received and reviewed. The committee had decided on a vendor, but new information had come up and we wanted to check back with the committee before final recommendation to the Board of Trustees. A committee member has moved out of town resulting in an opening. The position will be posted on the Town website and Facebook page soliciting letters of interest. The committee will choose its final member.