

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
303 N Franklin Street, Boardroom  
**Meeting of October 28, 2020**

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

Acting Chairman Tom Fitzgerald opened the meeting at 6:30 pm noting the public hearings would run concurrently.

Jim Adesso moved to open the public hearings for 119 Ninth Street, 15 N Franklin Street, 805 N Decatur Street, and 107 Eleventh Street; to run concurrently. Jenna Tormey seconded and the motion passed unanimously.

6:31 pm        Public hearings open.

**Site Plan Public Hearing/Final Determination: *Caywood (119 Ninth Street) Short-Term Rental***

The Caywoods were not present. CEO Stocum noted that they would be available by telephone, if necessary. The insurance has been updated and the inspection completed. Application appears complete. Owners were late coming up from Florida due to the pandemic. The law does not have time limits installed in the application process. Board directed CEO Stocum to try and finish processing the remainder of the STR applications in the next 30 days.

No public comments noted.

**Site Plan Public Hearing/Final Determination: *Scaptura (15 N Franklin Street) Façade Change***

Project Engineer Howard Cabezas was present on behalf of the project. Mr. Cabezas submitted drawings with the parking amendments. The project has a total of 19 spaces with 2 of those being dedicated to the upstairs apartment. The top parking will be accessed by the road above the building.

No public comments noted.

**Site Plan Public Hearing/Final Determination: *Spirawk (805 N Decatur Street) Bed and Breakfast***

Patrick Spirawk was present and is requesting permission to turn an upstairs apartment in to a two-room bed and breakfast. There is plenty of parking and can meet all requirements for a bed and breakfast. CEO Stocum noted the lot size/width does not meet requirements for a bed and breakfast. Usually, a bed and breakfast has many rooms, this request only has 2 bedrooms. Because the applicant will need a variance, the Board directed the Deputy Clerk to send a letter of recommendation to the Zoning Board and table this until the November meeting.

No public comments noted.

Brian Eslinger moved to approve the Caywood short-term rental request as presented. Jenna Tormey seconded and the motion passed unanimously.

Brian Eslinger moved to approve the Scaptura façade request as presented. Jim Adesso seconded and the motion passed unanimously.

Brian Eslinger moved to table the Spirawk bed and breakfast request pending the outcome of the variance request at the Zoning Board of Appeals meeting on November 19, 2020. Jenna Tormey seconded and the motion passed unanimously.

**Site Plan Request: *Kookalaroc's (107 11<sup>th</sup> Street) Parking Lot Conversion to Patio***

Lorraine Menio was present. Ms. Menio would like to utilize the parking lot directly adjacent to the restaurant for patio space. Ms. Menio has another building at 106 11<sup>th</sup> street with 12 spaces available, but that property will need a variance to allow commercial parking in a residential lot. Unfortunately, by approving the space to become outside seating area, it changes the square footage being used, which alters the number of bathroom fixtures and parking spaces needed. Ms. Menio indicated a willingness to add more bathroom fixtures or space. Brian Eslinger noted the County disapproved of this project due to the parking availability. Kookalaroc's is using the parking by Smalley's for employee parking under a Gentlemen's agreement. During discussion, it was brought up that if the size of the patio were to decrease, then it may be possible to have enough parking and bathroom fixtures. Board liked the idea and suggested the applicant work with CEO Stocum regarding downsizing, landscaping and parking issues.

Jim Adesso moved to table this item to give the applicant time to pursue the variance for parking at 106 11<sup>th</sup> Street, and work with CEO Stocum regarding other parking issues, downsizing, and landscaping. Brian Eslinger seconded and the motion passed unanimously.

Brian Eslinger moved to close all the public hearings. Jim Adesso seconded and the motion passed unanimously.

**Public Be Heard**

No comments.

**Minutes:**

Jim Adesso moved to accept the minutes of September 25, 2020 as presented. Jenna Tormey seconded and the motion passed unanimously. Jim Adesso noticed that a date was incorrect in the minutes. Jim Adesso moved to amend the motion to correct the date. Jenna Tormey seconded and the motion passed unanimously.

### **Board Concerns/New Business**

Meeting dates and the upcoming holidays were discussed. Board concurred to keep the November 25<sup>th</sup> meeting date and change the December meeting to December 16, 2020.

CEO Stocum informed the Board regarding project updates for Suit-Kote, Glen Lake Apartments solar, a pond request, and Famous Brand signage lighting.

### **Adjournment**

Jim Adesso moved to adjourn the meeting. Brian Eslinger seconded and the motion passed unanimously.

8:11 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson  
Deputy Clerk/Treasurer