

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street, via *Zoom*
Meeting of November 25, 2020

Present: Jim Adesso, Tom Fitzgerald, Jenna Tormey, Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Official (CEO) Darrin Stocum. Joe Fazzary and Brian Eslinger arrived at 6:44 pm.

Acting Chairman Tom Fitzgerald opened the meeting at 6:35 pm.

Jim Adesso moved to open the public hearings for 805 N Decatur, 1000 N Decatur, and 600 Division Street; to run concurrently. Jenna Tormey seconded and the motion passed unanimously.

6:36 pm Public hearings open.

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

Patrick Spirawk was not present. Mr. Spirawk 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 did not meet requirements for a bed and breakfast; however the variance was approved by the Zoning Board.

No public comments noted.

Site Plan Public Hearing/Final Determination: *Kessler (1000 N Decatur) Short Term Rental*

John Kessler, along with brothers Mark and Jay Kessler were present on behalf of Glen House. Mark Kessler noted the house has been in the family for nearly 50 years and too much time and money has been invested for it to be turned into a party house. The Kesslers wish to offer visitors a place in a great location near all of Watkins Glen's offerings of food, entertainment and other amenities. CEO Stocum noted the property has received its lot variance from the Zoning Board, all inspections are complete, and copy of the updated insurance received; satisfying requirements.

No public comments noted.

Site Plan Public Hearing/Final Determination: *Woodland (600 Division) Short Term Rental*

Teresa Woodland was present. CEO Stocum noted the property has all inspections complete, and a copy of the updated insurance received; satisfying requirements. Ms. Woodland said they have had the property for more than 10 years and this is similar to a mother-in-law rental unit attached to the main house. No more than a couple of people may stay at any one time.

No public comments noted.

6:44 pm Joe Fazzary and Brian Eslinger arrived.

Concept/Preliminary Site Plan Request: *Suit-Kote (Fairground Lane) Pole Barn Storage*

Kevin Smith was present on behalf of Suit-Kote. Mr. Smith verbalized the proposed plan to demolish a 50-year old pole barn located in the middle of the property and reconstruct a new one 5-feet from the west fence line. Suit-Kote has a small skid steer for maintenance behind the new building. Building will be beige with a green roof. CEO Stocum indicated the Board needed to approve the setbacks. The old barn is approximately 10,000 square feet, while the new one would be approximately 12,000 square feet (*Post meeting clerk edit: both barns are approximately 9,000 square feet-bjp*).

The Board went through the impact assessment of the short environmental assessment form. Jim Adesso moved for a negative declaration. Brian Eslinger seconded and the motion passed unanimously. Joe Fazzary moved to accept the application as complete. Jim Adesso seconded and the motion passed unanimously. Jim Adesso moved to approve the preliminary site plan. Jenna Tormey seconded and the motion passed unanimously. Jenna Tormey moved to set the public hearing at the next regularly scheduled meeting held on December 16, 2020. Joe Fazzary seconded and the motion passed unanimously.

Jim Adesso moved to close the public hearings. Jenna Tormey seconded and the motion passed unanimously.

7:01 pm Public hearings closed.

Jim Adesso moved to approve the Spirawk Bed and Breakfast as presented. Brian Eslinger seconded and the motion passed unanimously.

Jim Adesso moved to approve the Kessler Short-Term Rental as presented. Jenna Tormey seconded and the motion passed unanimously.

Brian Eslinger tried to determine if the application was held up due to a homeowner's lack of action, or the building official. Mr. Kessler noted they have done whatever the Village requested and suggested that Mr. Eslinger recuse himself due to being competition in the hospitality industry. CEO Stocum articulated that many applicants failed inspection the first time, and nobody had indicated a time frame for him until the last meeting. Tom Fitzgerald agreed there was a timing issue, but was not concerned about it. Brian Eslinger was offended at the apparent charge of conflict of interest and wanted his 6-year record of integrity of serving on this board reflected. Mr. Eslinger also wanted the record to reflect his desire to change his vote to "nay".

Jim Adesso moved to approve the Woodland Short-Term Rental as presented. Jenna Tormey seconded and the motion passed with Brian Eslinger voting "nay".

Concept/Preliminary Site Plan Request: *The Great Escape (221 S. Franklin) Façade Change*

Jackie Honsberger and Anne Hersh, Architect, were present on behalf of the Great Escape. The Great Escape is requesting to refurbish the façade of the building, replace rotting wood at various points, possibly add siding (wood or vinyl), reconfigure the front of the building for a walk-up window, remove the freestanding flowerbox, install iron fencing and a new retractable awning. Ms. Honsberger would like to keep the current color scheme, although slightly muting the colors. Work slated for June completion. CEO Stocum needs direction on the setbacks for the fence as it would be next to the sidewalk and if the extendable awning would be acceptable. The awning would not spread over the sidewalk, but remain inside the fence. With the top of the building being rotted, the roof sign would be dismantled, but not replaced. Discussion regarding status of existing non-conforming and maintenance ensued. Design guidelines are for new construction. Board agreed this would be existing non-conforming.

7:36 pm Jenna Tormey left the meeting.

After discussion, Jim Adesso moved to accept The Great Escape concept plan. Brian Eslinger seconded and the motion passed unanimously.

Site Plan Request: *Kookalaroc's (107 11th 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 11th street with 12 spaces available, that property has not yet approved a variance to allow commercial parking in a residential lot due to a missed deadline. Brian Eslinger indicated his preference for not addressing this project until the parking is addressed with the Zoning Board.

Brian Eslinger moved to table this item until the parking issues were resolved with the ZBA. Jim Adesso seconded and the motion passed unanimously.

Public Be Heard

No comments.

Minutes:

Jim Adesso moved to accept the minutes of October 28, 2020 as presented. Brian Eslinger seconded and the motion passed with Joe Fazzary abstaining.

Board Concerns/New Business

Board concurred to meet via Zoom instead of the Community Center.

CEO Stocum informed the Board regarding project updates. There are no more pending Short-Term Rental applications.

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