

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
303 N Franklin Street, via *Zoom*  
**Meeting of December 16, 2020**

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

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

**Site Plan Public Hearing/Final Determination:** *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 72 x 130 new one 5-feet from the west fence line. Suit-Kote has a small skid steer for maintenance behind the new building.

Brian Eslinger moved to open the public hearing. Joe Fazzary seconded.

6:35 pm        Jim Adesso arrived.

Vote was brought to a vote and passed unanimously.

6:36 pm        Public hearing open.

Chairman Fazzary requested a copy of the public notice be placed in the file.

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

Jackie Honsberger and Anne Hersh, Architect, were present on behalf of Great Escape. Ms. Honsberger is requesting to make outside appearance improvements including replacing the flower boxes with metal fencing, new lantern style lighting, removing the upper portion of the front façade with an existing sign, replacing fascia boards, replacing windows, removing the ramp to use the walk-up window, install benches, add a retractable awning and repaint the entire building in muted shades of the existing blue and yellow. CEO Stocum noted that as long as applicant is not changing over 40%, then they only need to comply with Design guidelines of 16.0. Chairman Fazzary guided the Board through Part 2 of SEQR. Jim Adesso moved for a negative declaration. Brian Eslinger seconded and the motion passed unanimously. Jim Adesso moved to accept the proposal as a complete application. Brian Eslinger seconded and the motion passed unanimously. Brian Eslinger moved to approve the preliminary site plan as presented. Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to schedule to public hearing for the regularly scheduled meeting in January. Jim Adesso seconded

and the motion passed unanimously. CEO Stocum relayed that Schuyler County Planning considers this request to be of local concern only.

No comments noted.

**Concept/Preliminary Site Plan Request: *Seneca Cheese Company (29 N Franklin) Outdoor Seating***

Bob MacBlane was present on behalf of Seneca Cheese Company. Mr. MacBlane is requesting to convert a 24x40 section, equivalent to 4 parking spaces, into outdoor seating and a corn hole playing area. The property is located within 430 feet of 2 municipal lots in a Lake District. According to Section 9.4.8 of the code, a waiver may be granted if within 400 feet of a satisfactory municipal off-street parking facility. Due to COVID restrictions, the business operated with outdoor seating and no parking this past summer with no complaints. Chairman Fazzary noted that the Board has been asked to consider more parking waivers than usual, and they want to make sure that if something is allowed, that other traffic problems aren't created elsewhere. Although a similar request from Kookalaroc's was denied at the County planning meeting, this property differs in that it does not border a residential area, the relative proximity to municipal lots, no complaints from residents, and will have no negative impact on residential neighborhoods. Brian Eslinger moved to issue a parking waiver for the Seneca Cheese Company located at 29 N Franklin based on the property being in the Lakefront District, the frontage does not border a residential area, there is sufficient parking within walking distance and there have been no complaints. Jim Adesso seconded and the motion passed unanimously. Chairman Fazzary guided the Board through Part 2 of SEQR. Brian Eslinger moved for a negative declaration. Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to accept the proposal as a complete application. Jim Adesso seconded and the motion passed unanimously. Jim Adesso moved to approve the preliminary site plan with conditions as presented. Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to set the public hearing for the next regularly scheduled meeting in January. Tom Fitzgerald seconded and the motion passed unanimously. This request to be reviewed by Schuyler County Planning.

Brian Eslinger moved to close the public hearing. Tom Fitzgerald seconded and the motion passed unanimously.

7:14 pm      Public hearing closed.

**Site Plan Public Hearing/Final Determination: *Suit-Kote (Fairground Lane) Pole Barn Storage (continued)***

Jim Adesso moved to accept the site plan as complete. Brian Eslinger seconded and the motion passed unanimously. Brian Eslinger moved to accept the final site plan as presented. Tom Fitzgerald seconded and the motion passed unanimously.

**Concept/Preliminary Site Plan Request: *Julie Krause (112 N Franklin) Façade Change/Mixed Use***

Julie Krause and Howard Cabezas, Engineer, were present. Mr. Cabezas walked the Board through the renovation plans to have the front area as retail store space with display windows. The seating area will remain, with the addition of new bathrooms and a catering kitchen. Windows will be added to the upper front and side for 3 efficiency apartments on the second floor. The first floor will be leveled and seating changed to create a flexible use space for events. The small theatre shall remain the same. In a Lake District zone, minimum square footage for the apartments is set by the Planning Board. CEO Stocum noted that because there is no new square footage, there are no new parking requirements. Concerns about noise pollution to the apartments was expressed. Firewalls and noise deadening materials will be incorporated. No signage determinations yet. Chairman Fazzary guided the Board through Part 2 of SEQR. Brian Eslinger moved for a negative declaration. Jim Adesso seconded and the motion passed unanimously. Brian Eslinger moved to accept the proposal as a complete application. Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to set the public hearing for the next regularly scheduled meeting in January. Jim Adesso seconded and the motion passed unanimously. This request to be reviewed by Schuyler County Planning. Chairman Fazzary requested CEO Stocum to check with the Department of Transportation regarding the awning/canopy.

**Concept/Preliminary Site Plan Request: *Lin-Zhu (101 11<sup>th</sup>) Mixed Use New Construction***

Howard Cabezas, Engineer, was present on behalf of Lin-Zhu. Mr. Cabezas provided a summary of the project: noodle restaurant on the first floor, and 2 apartments on the second floor; 1 at 890 square feet and the other at 720 square feet. The restaurant area capacity will depend on the final setup, but expected is a maximum of 30 people. There is off street, designated parking for the tenants. The building is 3-feet off the property line, and a 3-foot easement is in process. It is thought that most of the restaurant business would be from tour busses getting takeout, walk-in traffic, thereby making the 5 parking spots in front, and the State Park parking lot nearby adequate. CEO Stocum noted the project only needs 10 commercial parking spaces overall. Chairman Fazzary guided the Board through Part 2 of SEQR. Jim Adesso moved for a negative declaration. Brian Eslinger seconded and the motion passed unanimously. Jim Adesso moved to accept the proposal as a complete application. Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to accept the preliminary site plan as presented with the condition that the easement from Smalley's is finalized. Jim Adesso and Tom Fitzgerald seconded and the motion passed unanimously. Brian Eslinger moved to set the public hearing for the next regularly scheduled meeting in January. Tom Fitzgerald seconded and the motion passed unanimously. This request to be reviewed by Schuyler County Planning.

**Public Be Heard**

No comments.

**Minutes:**

Jim Adesso moved to accept the minutes of November 25, 2020 as presented. Brian Eslinger seconded and the motion passed unanimously.

**Board Concerns/New Business**

CEO Stocum to send the County determination of Kookalaroc's to the Board. CEO Stocum to also share solar panel installation specifications with the Fire Department.

**Adjournment**

Brian Eslinger moved to adjourn the meeting. Tom Fitzgerald seconded and the motion passed unanimously.

7:55 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson  
Deputy Clerk/Treasurer