

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
303 N Franklin Street, via *Zoom*  
**Meeting of February 24, 2021**

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

Chairman Joe Fazzary opened the meeting at 6:41 pm.

**Site Plan Public Hearing/Final Determination:** *Cargill Salt (Clute Park) Pipeline Huts*

Jonelle Vredenberg was present on behalf of Cargill. Brian Eslinger moved to open the public hearing. Jim Adesso seconded and the motion passed unanimously

6:42 pm          Public hearing opened.

Ms. Vredenberg noted Cargill has been working with Village staff and there is a consensus that the current look of the huts is sufficient. The building by the baseball field will be grey. Work should commence in March and be completed before the campground season is fully operational.

No comments noted.

**Concept/Preliminary Site Plan Request:** *Kookalaroc's (107 11<sup>th</sup>) Outdoor Serving Area*

No one was present on behalf of Kookalaroc's. Ms. Menio would like to add an outdoor serving area for a raw bar. CEO Stocum received an e-mail from Ms. Menio indicating possible legal action. After brief discussion regarding tabling, removing agenda item, meeting with the Board of Trustees and possibly an attorney, Jim Adesso moved to table this request until the Planning Board, Village Board and attorney can meet. Jenna Tormey seconded and the motion passed unanimously.

**Concept/Preliminary Site Plan Request:** *First Second Development (136 Second St) Off-Site Motel Family Suites AND (30 N Franklin St) Dwelling Above Business*

David Hart was present on behalf of First Second Development. Mr. Hart is partners with Mr. Peter Krog for Hart Hotels (Harbor Hotel). With the purchase of these 2 properties, along with the purchase of the old Guthrie Clinic at 1 First Street, the goal is to create a hospitality campus. 136 Second St is the historic house located on the corner of Second and Decatur streets. Plans are to have 1 suite on the third floor, 3 suites on the second floor, and common areas with a commercial kitchen on the first floor. Most of the work is interior. Exterior work consists of adding 1 patio door and a small porch. All reservations, cleaning and any other personnel necessary to operate/maintain the premises will be handled through the Harbor Hotel. 30 N

Franklin is slated to have the hotel fitness area located in the first floor of the building. The second and third floors will each have 2 1-bedroom apartments. The north side of the building will have 2 9x20 foot additions and 3 doors on the south side will be converted to windows. Mr. Hart indicated the fitness business may be contracted out, with a limited number of local memberships available. There are 96 parking spaces available between the 3 newly acquired properties in addition to the existing hotel parking spaces.

Brian Eslinger moved to close the Cargill public hearing. Jim Adesso seconded and the motion passed unanimously.

7:42 pm          Public hearing closed.

Jim Adesso moved to approve the Cargill complete final site plan. Jenna Tormey seconded and the motion passed unanimously.

Board proceeded to review possible environmental impacts for the First Second Development projects. Jim Adesso moved for a negative declaration for both projects. Brian Eslinger seconded and the motion passed unanimously. Brian Eslinger moved to approve the First Second Development preliminary site plans for both locations. Jenna Tormey seconded and the motion passed unanimously. Joe Fazzary moved to set the public hearings for both projects for March 24, 2021. Jim Adesso seconded and the motion passed unanimously.

### **Public Be Heard**

CEO Stocum noted that Seneca Sunrise is requesting a 6-month extension on their project. Their construction is behind due to COVID. The applicants are also filing for an extension from the state because of the DRI funds. Brian Eslinger moved to extend the Seneca Sunrise project for 1 year from today (February 24, 2021). Jenna Tormey seconded and the motion passed unanimously.

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

Brian Eslinger provided input for the Zoning Advisory Committee (ZAC). Mr. Eslinger has spoken to a number of individuals who agree that the core business district should only be on North Franklin Street. Decatur, Madison, and Monroe streets should stay residential. Tom Fitzgerald noted that seems to be the intent, and there will be open houses, and a lot more discussion. The next ZAC meeting is about 2 months out and the main topic of conversation will be short-term rentals.

### **Minutes:**

Jim Adesso moved to accept the minutes of January 27, 2021 as presented, and August 26, 2020 as amended. Brian Eslinger seconded and the motion passed unanimously.

## **Adjournment**

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

8:14 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson  
Deputy Clerk/Treasurer