

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street
Meeting of May 25, 2022

Present: Alex Gill, Brian Eslinger, Philip Bond, Deputy Clerk/Treasurer Barb Peterson, and Building Safety Inspector (BSI) Scot Cole. Tom Fitzgerald and Joe Fazzary were absent.

Acting Chairman Brian Eslinger called the meeting to order at 6:30 pm and changed the agenda to address the Kookalaroc's parking plan after the special use permit requests.

Alex Gill moved to open the public hearings for 139 Lakeshore Drive, 600 Division Street, 206 South Decatur Street, and 200 North Decatur Street. Philip Bond seconded and the motion passed unanimously.

6:31 Public hearing open.

Special Use Permit Public Hearing: *Daniel Bower (139 Lakeshore Drive) Build Single Family Home*

Daniel Bower was present. Mr. Bower is requesting to build a single-family home in the Lakeside district. District regulations require a special use permit. The house would be a 2500 square foot, two-story, wood frame house. All construction issues are through the building permit process.

No public comments were noted.

Special Use Permit Public Hearing: *Theresa Woodland (600 Division Street) Bed & Breakfast*

Theresa Woodland was present. Ms. Woodland noted the property is 5 acres located at the top of Division Street. The house has 5 bedrooms, 5-1/2 bathrooms, plus an out building. The mother-in-law suite has been rented out as a long-term rental. Owner will reside in the house. There is adequate off-street parking on location.

Special Use Permit Public Hearing: *Robert and Donna Lee (206 South Decatur Street) Short-Term Rental*

Theresa Butler, representative for Robert and Donna Lee, was present. Mr. and Mrs. Lee are requesting to use the 3 bedroom, 1-1/2 bath residence as a short-term rental. The property is currently rented as a long-term unit. There is adequate off-street parking on location. House rules were included in the application packet.

Special Use Permit Public Hearing: *William Bower/Jennifer Smith (200 North Decatur Street) Short-Term Rental*

Jennifer Smith was present. The property has 2 units. The upper unit is remaining a long-term rental unit. The lower unit is being requested for a short-term rental. The property has 3 off-street parking spaces.

Concept/Preliminary Approval Request: *Lorraine Menio/Kookalaroc's (109 Eleventh Street) Parking Plan*

Lorraine Menio was present. The new outdoor seating request has changed parking requirements. Property is required to have 20 regular spaces and 1 handicap space. Including the approved parking at 106 Eleventh Street, there are 16 spaces. The previously submitted request to use part of Smalley's via a lease was an issue for the Board because the lease was revocable. BSI Cole suggested that 109 Eleventh Street be allowed, but that option would require a variance because the zoning code does not allow for commercial parking in a residential area. Pervious pavement is required for new parking spaces. Brian Eslinger proposed to provide final determination tonight, however, there has not been a public hearing. *(Clerk Note: Outdoor seating request has not been approved pending outcome of parking plan.-bjp)* This item to be addressed at a special meeting on June 8, 2022.

Brian Eslinger moved to approve parking plan provided the plan meets with requirements of 30.7 of the zoning code. Alex Gill seconded and the motion passed unanimously.

Brian Eslinger moved to close the public hearings for all properties. Alex Gill seconded and the motion passed unanimously.

7:20 pm Public hearings closed.

Alex Gill moved to approve the special use permit application submitted by Daniel Bower for the property located at 139 Lakeshore Drive as presented. Philip Bond seconded and the motion passed unanimously.

Brian Eslinger moved to approve the special use permit application submitted by Theresa Woodland for the property located at 600 Division Street as presented. Alex Gill seconded and the motion passed unanimously.

Brian Eslinger moved to approve the special use permit application submitted by Robert/Donna Lee for the property located at 206 South Decatur Street as presented. Philip Bond seconded and the motion passed unanimously.

Alex Gill moved to approve the special use permit application submitted by William Bowers/Jennifer Smith for the property located at 200 North Decatur Street as presented. Brian Eslinger seconded and the motion passed unanimously.

Minutes:

Not available.

Board Concerns/New Business:

Kristin VanHorn addressed the Board reminding them of the coordinated review section of the code. Ms. VanHorn cautioned the Board about adding requirements that are not outlined in the code.

Adjournment

Alex Gill moved to adjourn the meeting. Philip Bond seconded and the motion passed unanimously.

7:46 pm Meeting adjourned.

Respectfully Submitted,

Barbara J Peterson
Deputy Clerk/Treasurer