

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street
Meeting of April 26, 2023

Present: Tom Fitzgerald, Brian Eslinger, Alex Gill, Code Enforcement Officer (CEO) Scot Cole, and Deputy Clerk/Treasurer Barb Peterson. Philip Bond and Joe Fazzary were absent.

Acting Chairman Tom Fitzgerald called the meeting to order at 6:30 pm.

Alex Gill moved to open the public hearing for 202 12th Street. Brian Eslinger seconded and the motion passed unanimously.

6:31 pm Public hearing opened.

Special Use Permit Public Hearing: *Frank DeSarno (206 Twelfth Street) Driveway/Parking*

Frank DeSarno was present. Mr. DeSarno purchased 206 and 208 Twelfth Street which are next door to his auto body repair shop located at 202 Twelfth Street. The intent was to use part of the new properties for additional parking for the body shop. The additional parking would be for vehicles that are licensed and registered, but are waiting for repair. Property is zoned mixed use neighborhood. Zoning allows for an off-street parking area as long as it has screening. Neighbors on both sides have six-foot privacy fences. Mr. DeSarno added gravel/rock to the proposed designated parking area for drainage purposes. Neighbors submitted letters in opposition to the request.

Tom Fitzgerald had contacted the attorney regarding the business. The determination is that 206 Twelfth Street (Tax ID: 65.18-1-12.2) is a separate property and should not be considered an expansion of the business located at 202 Twelfth Street.

Brian Eslinger noted that the entire block is currently commercial except for one residence. Board agreed that having a fence to screen the parking area was necessary. This agenda item does need county review for final approval.

No public comments.

Alex Gill moved to approve the additional parking area provided adequate privacy fencing is maintained and Schuyler County Planning approves of the project. Brian Eslinger seconded and the motion passed unanimously.

Alex Gill moved to close the public hearing. Brian Eslinger seconded and the motion passed unanimously.

6:42 pm Public hearing closed.

Alex Gill moved to open the public hearing for 401 E Fourth, 204 E Second, 220 S Franklin, and 140 Old Corning Road. Tom Fitzgerald seconded and the motion passed unanimously.

6:43 pm Public hearing opened.

Special Use Permit Public Hearing: *Steffen Rasch (401 E Fourth) Restaurant Reopen in MUN*

David Louch was present on behalf of Steffen Rasch. This property has historical use as a restaurant. Because it has been vacant for more than a year, it lost the grandfather status for use. The building still needs a structural inspection.

No public comments.

Brian Eslinger moved to approve restaurant use for 401 E Fourth Street as presented. Alex Gill seconded and the motion passed unanimously.

Special Use Permit Public Hearing: *John Margreno (204 E Second) Short-Term Rental*

Mike Margreno was present on behalf of John Margreno. Mr. Margreno is proposing to use the property as a short-term rental.

Board addressed environmental impacts. Alex Gill moved for a negative declaration. Brian Eslinger seconded and the motion passed unanimously.

Alex Gill moved to approve the special use permit application submitted by John Margreno for the property located at 204 East Second Street as presented. Brian Eslinger seconded and the motion passed unanimously.

Special Use Permit Public Hearing: *Alan Benedict (220 S Franklin) Short-Term Rental*

Alan Benedict was present. Mr. Benedict is requesting to utilize a single apartment space on the first floor as a short-term rental.

Board addressed environmental impacts. Brian Eslinger moved for a negative declaration. Alex Gill seconded and the motion passed unanimously.

Alex Gill moved to approve the special use permit application submitted by Alan Benedict for the property located at 220 South Franklin Street as presented. Brian Eslinger seconded and the motion passed unanimously.

Special Use Permit Public Hearing: *Kris and Tammy Clarkson (140 Old Corning Rd) Short-Term Rental*

Kris and Tammy Clarkson were present. The Clarksons are requesting to use the building as a short-term rental.

Board addressed environmental impacts. Alex Gill moved for a negative declaration. Brian Eslinger seconded and the motion passed unanimously.

Alex Gill moved to approve the special use permit application submitted by Kris and Tammy Clarkson for the property located at 140 Old Corning Road as presented. Brian Eslinger seconded and the motion passed unanimously.

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

7:15 pm Public hearings closed.

Minutes:

Alex Gill moved to approve the minutes of November 17, 2022 and March 22, 2023 as presented. Brian Eslinger seconded and the motion passed unanimously.

Board Concerns/New Business:

Zoning Code Update

Tom Fitzgerald noted the updates intend to accomplish the elimination of grammatical and spelling errors, contradictory passages, cannabis gifting establishments, possible confusion in the use charts, allow for additional control/flexibility regarding Special Use Permits and Planned Unit Developments. The committee is hoping to have the changes available for the May 2, 2023 Board of Trustees board meeting. Any changes were requested to be given to Tom Fitzgerald by Monday.

Brian Eslinger indicated he is working on modifying vendor permits. Comments regarding that may be directed to him.

There are no regulations regarding long-term rentals in the zoning code. Brian Eslinger suggested forming a committee to address.

Adjournment

Alex Gill moved to adjourn the meeting. Brian Eslinger seconded and the motion passed unanimously.

7:47 pm Meeting adjourned.

Respectfully Submitted,



Barbara J Peterson
Deputy Clerk/Treasurer