

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street
Meeting of May 24, 2023

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

Acting Chairman Tom Fitzgerald called the meeting to order at 6:32 pm.

Concept Review: *Waterside on Seneca (157 Lembeck Lane) PUD*

Dave Wilcox was present. Mr. Wilcox is requesting to be able to build a Planned Unit Development with 63 residential units plus a commercial area that includes a boat-up restaurant. Mr. Wilcox is already working with the DEC (Department of Environmental Conservation) as well as the Canal Corps There will be an HOA (homeowners association) to oversee the maintenance for the 3- or 4-bedroom homes. Mr. Wilcox has proposed that a percentage of those be short-term rentals. Average cost of lot with home is estimated to cost \$500,000 to \$600,000. There will be a walking trail along the north side of Mill Creek. This will not be a gated community.

Board concurred that concept sounded good.

Brian Eslinger moved to open the public hearing for 306 East 4th Street. Philip Bond seconded and the motion passed unanimously.

7:35 pm Public hearing opened.

Special Use Permit Public Hearing: *William Bowers (306 E Fourth) 4 Unit Addition*

William Bowers was present. Mr. Bowers is building a 4-unit addition to a 2-unit existing structure. A building permit was issued. CEO Cole said that what Mr. Bowers has on the paperwork is not what he is building. The new "addition" is another separate structure and the zoning code say that there may not be 2 primary structures on the same parcel. This review must also go to the county for review. Setbacks, parking and lot coverage all meet code requirements.

Brian Eslinger moved to table this item until a site plan is submitted. Philip Bond seconded and the motion passed unanimously.

The public hearing is being held open.

Minutes:

Brian Eslinger moved to accept the minutes of April 26, 2023 as presented. Philip Bond seconded and the motion passed unanimously.

Board Concerns/New Business:


Kookalaroc Requirements: Lorraine Menio was present. Ms. Menio indicated they are working with a landscaper regarding trees and fencing at the 106 11th Street address. Work will be completed within 2 months. Lighting has been completed. The Smally's parking lease is month to month. Any changes at the 109 11th Street address would need to go to ZBA.

Adjournment

Brian Eslinger moved to adjourn the meeting. Philip Bond seconded and the motion passed unanimously.

8:12 pm Meeting adjourned.

Respectfully Submitted,



Barbara J Peterson
Deputy Clerk/Treasurer