

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
303 N Franklin Street  
Meeting of January 24, 2024

Present: Tom Fitzgerald, Alex Gill, Brian Eslinger, Code Enforcement Officer (CEO) Scot Cole and Deputy Clerk/Treasurer Barb Peterson. Alice Dalrymple was absent.

Acting Chairman Tom Fitzgerald called the meeting to order at 6:00 pm.

**SPECIAL USE PERMIT: *Deep Lake LLC (223 & 301 N Franklin) Boutique Hotel***

Abby Lane and Aaron Valent were present on behalf of Jeff Dill/Deep Lake LLC. Ms. Lane distributed a project overview sheet. The applicants are requesting to utilize the second floors of 223 and 301 N Franklin St as a commercial 4-room hotel.

Alex Gill moved to open the public hearing for 223 & 301 N Franklin. Brian Eslinger seconded and the motion passed unanimously.

6:03 pm          Public hearing opened.

There is no dedicated parking, although the Village Center (VC) zone does not require dedicated off-street parking. There will be a fire exit at the rear of the buildings. The bottom floor will have a flower shop and also act as the to check guests in during business hours. This hotel would not be a short-term rental as it is not utilizing sites such as Vrbo or Airbnb, but have a dedicated booking platform. There will not be full kitchens, but mini-fridges and microwaves like other standard hotel rooms. No food or beverages are being offered at this time for guests. Laundry facilities are for employees only.

Board addressed environmental impacts for 223 & 301 N Franklin Street. Alex Gill moved for a negative declaration. Brian Eslinger seconded and the motion passed unanimously. Brian Eslinger moved to approve the special use permit for 223 & 301 N Franklin Street requested by Jeff Dill/Deep Lake LLC contingent upon the kitchen in Suite 1 is removed. Alex Gill seconded and the motion passed unanimously.

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

6:23 pm          Public hearing closed.

**SPECIAL USE PERMIT: *Christopher Warden (124 E 4<sup>th</sup> Street) Short-Term Rental***

Christopher Warden was present. The Wardens are requesting short-term rentals at 124 E 4<sup>th</sup> Street. There is plenty of off-street parking and the only stated concern for that address was a fire suppression sprinkler system that CEO will research and advise the board.

Board addressed environmental impacts for 124 E 4<sup>th</sup> Street. Alex Gill moved for a negative declaration. Brian Eslinger seconded and the motion passed unanimously. Alec Gill moved to approve the special use permit for 124 E 4<sup>th</sup> Street requested by Christopher Warden. Brian Eslinger seconded and the motion passed unanimously. Alex Gill moved to close the public hearing. Brian Eslinger seconded and the motion passed unanimously.

6:33 pm Public hearing closed.

MINUTES

Brian Eslinger moved to approve the minutes of October 25, 2023 as presented. Alex Gill seconded and motion passed unanimously.

BOARD CONCERNS

The Village has applied for a grant to re-do the comprehensive plan. Brian Eslinger recommended that the Board of Trustees put together a committee for the task.

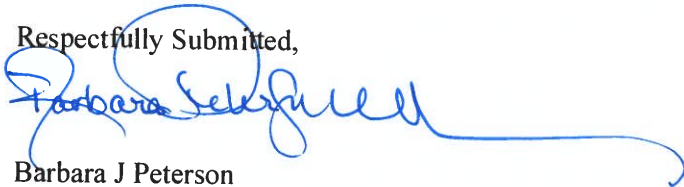
The sign law needs tweaking. Board would like to make the zoning law easy for staff to enforce.

Adjournment

Alex Gill moved to adjourn the meeting. Tom Fitzgerald seconded and the motion passed unanimously.

6:55 pm Meeting adjourned.

Respectfully Submitted,



Barbara J Peterson  
Deputy Clerk/Treasurer