

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street
Special Meeting - April 30, 2024 - 6:00 pm

Present: Tom Fitzgerald, Alex Gill, Alice Dalrymple, Rukundo Benedict, Ian Ault, Code Enforcement Officer (CEO) Scot Cole and Deputy Clerk/Treasurer Barb Peterson.

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

SITE PLAN REVIEW: *Nathan Caplan (300 E Second St) Garage*

Nathan Caplan was present. Mr. Caplan would like to build a 16x26 foot garage for homeowner boat storage. There will not be electric going to the building. Alex Gill moved to open the public hearing for 300 E 2nd St. Alice Dalrymple seconded and the motion passed unanimously.

6:05 pm Public hearing open.

Board reviewed environmental factors. Alex Gill moved for a negative declaration. Alice Dalrymple seconded and the motion passed unanimously. Alex Gill moved to close the public hearing. Alice Dalrymple seconded and the motion passed unanimously.

6:11 pm Public hearing closed.

Alex Gill moved to approve contingent upon approval from Schuyler County. Alice Dalrymple seconded and the motion passed unanimously.

MINUTES

Alex Gill moved to approve the minutes of January 24 and March 6, 2024 as presented. Alice Dalrymple seconded. The motion passed with abstentions from Rukundo Benedict and Ian Ault.

BOARD CONCERNS

Discussion regarding rezoning an area on 11th and 12th streets ensued. Discussion on how the 8% cap on short-term rental is calculated – based on number of residential buildings (may have more than one apartment in same building) or residential units (apartments). Alex Gill volunteered to be on the zoning law review committee. Tom Fitzgerald had submitted a list of items to review for the zoning law review. Topics included accessory dwelling units, minimum lot width ZBA appeals, signage, and minor grammatical corrections.

Adjournment

Alex Gill moved to adjourn the meeting. Rukundo Benedict seconded and the motion passed unanimously.

7:23 pm Meeting adjourned.

Respectfully Submitted,



Barbara J Peterson
Deputy Clerk/Treasurer