

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of April 10, 2019

Present: Tom Fitzgerald, Brian Eslinger, Jim Adesso and Jenna Tormey. Also, present was Village Clerk Lonnie Childs and Code Enforcement Officer Greg Larnard. There were approximately two others in attendance.

Arrived @ 7pm: Joe Fazzary

Member Tom Fitzgerald opened the meeting at 6:38 pm.

Preliminary Site Plan Review: 705-707 N. Perry St. (Karen Romeo)

- Aimee Churchill, the realtor representing owner Karen Romeo was there to explain the request to move the lot line between 705 and 707 N. Perry St.
- Karen Romeo resides at 707 N. Perry St. and has listed the home and property located at 705 N. Perry St. for sale. Prior to the sale, she would like to move the mutual boundary line between the two properties one foot to the North. The movement of the property line will change the dimension of 705 to 49.00' x 100.00' and 707 to 53.80' x 100.00'.
- Greg Larnard explained that current Zoning Law regulates lot sizes of 50' x 100'. If granted, this will result in the property at 705 N. Perry being less than the required lot size and will require a variance if the new owner wants to re-build on the lot in the future.
- Discussion ensued. Brian Eslinger added for the record, that this concerns him for future development.
- The Board members reviewed Part 1 of the SEQR. Tom Fitzgerald read the questions to Part II and the Board members answered them. Jim Adesso made the motion for a negative declaration and Jenna Tormey seconded the motion. All voted in favor. Motion Carried. Jim Adesso then made the motion to approve the preliminary site plan with the following condition. Area Variance must be disclosed with the sale of the property. Jenna Tormey seconded the motion and all voted in favor. Motion Carried.

Minutes: Jim Adesso made the motion to approve the minutes of February 27, 2019 and March 27, 2019. Joe Fazzary seconded the motion and all voted in favor. Motion Carried.

Board Concerns/New Business:

- Jim Adesso brought up the Short-Term Rental Law, he thought that it was supposed to require the property owner to notify adjacent neighbors. The Law only requires a Good Neighbor statement along with the address of adjacent neighbors.
- Brian Eslinger suggested that the Board revise the Short-Term Rental Law to limit the number allowed in the Village of Watkins Glen. Joe Fazzary explained that the Board has to take a hard look at density, if the project changes the neighborhood then it should not be approved. Brian Eslinger asked Louie Perazzini for his input, he feels that the flats should be left for permanent residents of the Village of Watkins Glen. Brian Eslinger then suggested that the Planning Board propose a moratorium to not accept any more Short-Term Rental Applications.

- Brian Eslinger requested that the Planning Board members be set up with Village email addresses. Village Clerk Lonnie Childs will look into the cost and advise.

Adjournment: There being no further business to come before the board, Jim Adesso made the motion to adjourn the meeting at 7:45 pm. Joe Fazzary seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

Lonnie M. Childs
Recording Secretary