

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of August 28, 2019

Present: Joe Fazzary, Jim Adesso, Brian Eslinger, Tom Fitzgerald and Jenna Tormey. Also, present was Village Clerk Lonnie Childs. There were approximately sixteen others in attendance.

Chairman Joe Fazzary opened the meeting at 6:31 pm.

Jenna Tormey entered at 6:33 pm.

Demolition Plan Review: *407 12th St. (Johanna and John Tuttle)*

- Johanna and John were present to represent the plan to demolish the existing home on property so they can build a new home.
- ZBA previously approved the variance requested to build a new single-family dwelling in place of an existing single-family dwelling on 05.20.19. The variance was required due to the Canal District zoning law.
- Jim Adesso asked about the time frame for demolition in hopes to coordinate training with the Fire Department.
- The Board members reviewed Part 1 of the SEQR. Joe Fazzary read the questions to Part II and the Board members answered them. Jim Adesso made the motion for a negative declaration and Tom Fitzgerald seconded the motion. All voted in favor. Motion Carried.
- Motion to approve the demolition plan made by Jenna Tormey, a second by Tom Fitzgerald, all in favor. Motion Carried.

Preliminary Site Plan Review: *1 N. Franklin St. (Captain Bills / Mark Simiele)*

- Mark Simiele, owner of Wine and Glass Tour, Inc. DBA Captain Bill's Seneca Lake Cruises, Seneca Harbor Station and Seneca Harbor West Marina presented the proposed plans and drawings for a new multi-purpose "Port of Seneca Cruise Terminal" building to replace the 1977 vintage facility.
- It is understood that Captain Bill's is constructing a new building at 1 N Franklin Street. The new building will be two floors with a total of 5,000 square feet.
- The new building will include ticket offices for sightseeing cruises and the dining vessel as well as a gift shop, employee rest room, storage closet and bathroom/shower for marina tenants all on the first floor. The second floor will include storage for retail and record keeping, office space, conference room, bridal suite, rest room and utility room.
- The new building footprint will be different than the previous building. The goal of the project is to allow for a greater view of Seneca Lake as visitors drive down Franklin Street. It is understood that public access will still exist, primarily along the side and around the back of the restaurant.
- David Adams from AJH Design was there to represent Mark Simiele and to answer any design questions.
- Chelsea Robertson from Southern Tier Central was also present as they assisted the Village in reviewing the Preliminary Site Plan.

- Jim Adesso made the motion to claim lead agency and Jenna Tormey seconded the motion and all voted in favor. Motion Carried.
- The Board members reviewed Part 1 of the SEQR. Joe Fazzary read the questions to Part II and the Board members answered them. Tom Fitzgerald made the motion to classify the activity as an unlisted action and issue a negative declaration of environmental significance. Brian Eslinger seconded the motion. All voted in favor. Motion Carried.
- Brian Eslinger made the motion to approve the preliminary site plan as presented and for the public hearing to be held at the September 25th meeting, contingent on Mark obtaining something in writing from both party's attorneys confirming the existing encroachment agreement covers the proposed new building (Village Clerk, Lonnie Childs will confirm there is an executed encroachment agreement on file). Chelsea Robertson from Southern Tier Central also requested that Mark supply one overlay drawing which includes everything from easements, to utilities and railway etc. Tom Fitzgerald seconded the motion and all voted in favor. Motion Carried.

Public Be Heard:

- Dan Bower from Watkins Glen Brewery Vacation Rentals commented that Captain Bills / Mark Simiele has his full support of the proposed project.

Minutes:

- Jim Adesso made the motion to approve the minutes of July 24, 2019. Brian Eslinger seconded the motion and all voted in favor. Motion Carried.

Board Concerns/New Business:

- Village Clerk, Lonnie Childs introduced the new Deputy Clerk/Treasure, Barbara Peterson. She will be taking over as the recording secretary to the Planning Board and Zoning Board of Appeals. She also introduced to the Board the new Code Enforcement Officer, Darrin Stocum.
- The Village Clerk also shared a letter with the Board that was sent to all local realtors explaining that Short Term Rental permits are non-transferable. The letters were sent out after the Village Office was made aware that several Short Term Rentals are listed for sale in the Village.
- A short discussion ensued regarding the electric rate for Short Term Rentals as well as Bed and Breakfasts. The Village Utility Billing Department will look into further.

Adjournment: There being no further business to come before the board, Jim Adesso made the motion to adjourn the meeting at 7:52 pm. Brian Eslinger seconded the motion and all voted in favor. Motion Carried. Meeting Adjourned.

Respectfully submitted,

Lonnie M. Childs
Recording Secretary