

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of September 23, 2019

Present: Jim Adesso, Jenna Tormey, Joe Fazzary, and Tom Fitzgerald. Also, present was Village Clerk Lonnie Childs, Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Officer Darrin Stocum. There were approximately nine others in attendance.

Absent: Brian Eslinger

Planning Board Chairman Joe Fazzary opened the meeting at 6:30 pm.

Site Plan Update: *2nd Street Redevelopment (INHS)*

Sam Ferguson from Hunt, (architect firm), noted proposed changes:

- 1) Keep the mature tree on the property line as requested by the neighbor;
- 2) Keep the fence by the garage the same and eliminate the small plantings;
- 3) Eliminate small plantings between the fence and the house;
- 4) Change the fence material from cedar to pine for cost savings, but stain cedar color;
- 5) Narrow the proposed sidewalk from 8 feet to 5 feet to allow for better drainage;
- 6) In order to make the building feel more residential, changed part of the brick façade in front to clapboard and added the brick to the rear; and,
- 7) Adjusted the windows on the first floor to be smaller, for a more residential feel.

Discussion regarding emergency vehicles ensued, resulting in a request for electronic plans to be submitted to the new Fire Chief, Judd Smith. It was noted there will not be any public on the third-floor roof as it is for maintenance only.

Jim Adesso moved to acknowledge the changes/amendments to the site plan as minor and requested the applicants have the electronic plans be submitted to the new Fire Chief. Jenna Tormey seconded, and the motion passed unanimously.

Preliminary Site Plan Review: *217 N Franklin Street (Damir Lazaric)*

Damir Lazaric was not present. Mr. Lazaric is requesting to be allowed to install a permanent gazebo at the back of his building. Contractor Ron Cervoni handed drawings out to the Board, noting details on the supports and how the gazebo would be built. The Board decided to treat as a site plan. Chairman Fazzary went through Part 2 Impact Environmental Assessment. Tom Fitzgerald moved to accept the findings of the assessment. Jim Adesso seconded and the motion passed unanimously. Jenna Tormey moved to accept the site plan as complete. Tom Fitzgerald seconded and the motion passed unanimously. Jenna Tormey moved to schedule the public hearing for November 13, 2019. Jim Adesso seconded and the motion passed unanimously.

Minutes:

Jim Adesso made the motion to approve the minutes of September 25, 2019. Tom Fitzgerald seconded the motion and passed unanimously.

Board Concerns/New Business:

Kristin Van Horn, Schuyler County Planner, volunteered to be a moderator for the Short-Term Rental (STR) law discussion. The Board agreed to put discussion of the STR on the November 13, 2019 agenda. The Village has money from the Downtown Revitalization Initiative (DRI) to update zoning laws. Ms. Van Horn suggested that the STR be part of the zoning laws updates.

Adjournment: There being no further business to come before the board, Tom Fitzgerald moved to adjourn the meeting at 7:24 pm. Jim Adesso seconded the motion and the motion passed unanimously. Meeting Adjourned.

Respectfully submitted,

Barbara J Peterson
Deputy Clerk/Treasurer