

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
**Meeting of November 13, 2019**

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

Planning Board Chairman Joe Fazzary opened the meeting at 6:36 pm.

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

Damir Lazaric was present. Mr. Lazaric is requesting to be allowed to install a permanent gazebo at the back of his building.

6:40pm. Jim Adesso moved to open the public hearing for Damir Lazaric. Tom Fitzgerald seconded, and the motion passed unanimously.

Mr. Lazaric owns and lives at the premises. The second floor has been remodeled and he would like to enhance the back porch area with a permanent gazebo which would not interfere with any other building. There were no height restriction issues, nor were there color issues. This agenda item was kept open for any public comment.

**Bed and Breakfast Request:** *305 East Sixth Street (Janet and Robert Kracht)*

Janet and Robert Kracht were present. Mr. and Mrs. Kracht are requesting to be allowed to utilize the premises located at 305 East Sixth Street as a Bed and Breakfast. Mrs. Kracht noted that they had applied to use the building as a short-term rental, but they are purchasing the property from her mother, and they would need to reapply for the short term rental, so they are asking to continue the use as a bed and breakfast. It is a single family home, but have separate entrances, and has adequate parking. Chairman Fazzary and the Board read, and answered negatively to all questions on the Impact Assessment form.

Tom Fitzgerald moved that the proposed action will not result in any significant adverse environmental impacts. Jim Adesso seconded and the motion passed unanimously.

Brian Eslinger moved to accept the application as a complete plan. Jenna Tormey seconded and the motion passed unanimously.

Jim Adesso moved to accept the Preliminary Site Plan as presented. Brian Eslinger seconded and the motion passed unanimously.

The public hearing was then set for December 11, 2019 at 6:30pm at the Village Hall.

**Short Term Rental Request; 6 Orchard Avenue (Martin Wojcik/Cheryl Dolliver)**

Cheryl Dolliver was present on behalf of Martin Wojcik. Mr. Wojcik is requesting to use the secondary unit on the parcel as a short-term rental unit. The primary unit has a designation of 4 Orchard Avenue, and the secondary unit has a designation of 6 Orchard Avenue. The property is located in zone R-1, single family residential. During discussion, a couple of fundamental concerns arose. There are two (2) dwellings on a single parcel in an R-1 zone, and building permits need to be reviewed as the work done on the secondary structure does not conform with laws. It was determined that Emergency Management Services will provide accessory structures an address for emergency response uses. Utilities are able to be split for both units, if necessary.

This item was tabled for legal advice.

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

8:27 pm. Jim Adesso moved to close the public hearing. Tom Fitzgerald seconded and the motion passed unanimously.

Tom Fitzgerald moved to accept the Lazaric site plan as presented. Jenna Tormey seconded and the motion passed unanimously.

Brian Eslinger moved to approve the Lazaric final site plan as presented. Jenna Tormey seconded and the motion passed unanimously.

**Concept Plan; 515 E Fourth Street (Wal-Mart)**

No person was present on behalf of Wal-Mart. Wal-Mart is requesting to be allowed to built a permanent canopy to cover 10 parking spaces, approximately seventy (70) feet in length, for a grocery pick-up area. The Planning Board will be looking at the structure, the Zoning Board will be assessing a color variance request. The preliminary site plan and public hearing were scheduled for December 11, 2019.

**Short Term Rental /Zoning Laws - Discussion**

Kristin Van Horn volunteered to plot the short term rentals on a map. The Board agreed to try and have a recommendations report for the Board of Trustees by the end of February. Ms. Van Horn noted there is grant money available to update all the zoning laws and this would be an opportunity to incorporate these rentals into zoning cohesively, incorporating best practices, density, improve the processes, and future planning. The Board then agreed to set up a committee, or be a part of a committee. Brian Eslinger volunteered to act as representative on the committee. Discussion regarding frequency of inspections, time frame of permits, density, and advertising ensued.

**Minutes:**

Brian Eslinger made the motion to approve the minutes of October 28, 2019. Jim Adesso seconded the motion and passed unanimously.

**Board Concerns/New Business:**

The rescheduling of the December meeting to an earlier date was decided upon during the Lazaric request. No new discussion.

**Adjournment:**

There being no further business to come before the board, Brian Eslinger moved to adjourn the meeting at 8:35 pm. Tom Fitzgerald seconded the motion and the motion passed unanimously. Meeting Adjourned.

Respectfully submitted,

Barbara J Peterson  
Deputy Clerk/Treasurer