

VILLAGE OF WATKINS GLEN
PLANNING BOARD
Meeting of April 22, 2020

Present: Jim Adesso, Jenna Tormey, Joe Fazzary, Brian Eslinger, and Tom Fitzgerald. Also present was Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Officer (CEO) Darrin Stocum. Meeting was held via ZOOM.

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

Brian Eslinger moved to open the public hearing for D&L Miscellany. Jim Adesso seconded and the motion passed unanimously. Brian Eslinger moved to open the short term rental public hearings. Tom Fitzgerald seconded and the motion passed unanimously.

6:35 pm Public Hearings opened. Chairman Fazzary requested that a copy of the publication be put in the public record file.

Site Plan Public Hearing: *D&L Miscellany (1004 N Decatur) Cottage Industry*

Lori Elliott was present on behalf of D&L Miscellany. D&L Miscellany is requesting permission to be a cottage industry for small gift baskets.

No public comments.

Site Plan Public Hearing: *Thomas Hoy (300 N Jackson Street)*

Thomas Hoy was present on and is requesting final permission for a short term rental to be located at 300 N Jackson Street.

No public comments.

Site Plan Public Hearing: *John and Casey Busch (110 11th Street)*

John and Casey Busch are requesting final permission for a short term rental to be located at 110 11th Street.

No public comments.

Site Plan Public Hearing: *Joshua & Laura Bartunek (312 N Glen Avenue)*

Joshua and Laura Bartunek are requesting final permission for a short term rental to be located at 310 N Glen Avenue.

No public comments.

Site Plan Public Hearing: *Michael & Susan Hartney (355 N Glen Avenue)*

Michael and Susan Hartney are requesting final permission for a short term rental to be located at 355 N Glen Avenue.

No public comments.

Concept Plan Presentation: *Karen Stewart (105 S Jackson Street)*

Karen Stewart was present and is requesting to be able to turn her home located at 105 S Jackson Street into a Bed and Breakfast establishment. This property is Ms. Stewart's primary residence. Although the building has 8 bedrooms, a bed and breakfast endeavor may only rent out a maximum of five (5) bedrooms. Tom Fitzgerald moved to approve the concept plan as presented. Jenna Tormey seconded and the motion passed unanimously. The public hearing shall be scheduled for the next meeting. Due to its location, this will need a referral from the county, which is scheduled for May 14, 2020.

Concept Plan Presentation: *Glen Lake Townhouses (Lakefront, Harbor Place Drive)*

Ben Gustafson from Hunt Engineering was present on behalf of Glen Lake Townhouses. Chelsea Robertson was present on behalf of STC Planning and provided written comments for the Board that noted how this project met Village requirements. This project will need a referral from the county, which is scheduled for May 14, 2020. Mr. Gustafson noted that the project might need a flood plain permit even though there will not be a building in the flood plain, only the dirt will be disturbed. Ms. Robertson requested more information on signage, lighting, maximum height of the structure. Discussion regarding what type of energy shall be used as a concern was noted that electric only may drain our grid.

Public Hearings

6:57 pm Brian Eslinger moved to close all the public hearings. Jim Adesso seconded and the motion passed unanimously. Jim Adesso moved to approve all short term rentals and the bed and breakfast. Jenna Tormey seconded and the motion passed unanimously.

Concept Plan Presentation: *Glen Lake Townhouses (Lakefront, Harbor Place Drive)*

CEO Stocum noted that the Village Electric Supervisor will want a load calculation as part of the SEQR process. Ms. Robertson's written notes regarding the SEQR process are as follows:

SEQR Process:

- Planning Board should review the submitted long form EAF.
- Planning Board should make a motion to claim lead agency.
- Planning board should make a motion to classify the action as an Type I action.
- Planning board shall state that the review of SEQR will be a coordinated review and list the involved and interested agencies to coordinate with. I recommend the following, feel free to add to the list:
 - Schuyler County Planning (involved)
 - NYS DOS (involved)

- Village of Watkins Glen Public Works Department (involved)
- NYS DEC (involved)
- Army Corp of Engineers (involved)
- SHPO (involved)
- NYS Office General Services (involved)
- Cargill Salt (interested)
- Schamel Brothers, LLC. (interested)
- Village Trustees (interested) – To consider the electric.

Tom Fitzgerald so moved as to the above stipulations. Jenna Tormey seconded and the motion passed unanimously.

Jim Adesso moved to approve the preliminary site plan. Tom Fitzgerald seconded and the motion passed unanimously.

Jenna Tormey moved to set the public hearing for the next meeting on May 27, 2020. Tom Fitzgerald seconded and the motion passed unanimously.

Jim Adesso wanted to have a discussion regarding drawing L2. The drawing only shows one means of egress. A. Scott noted there is a right of way along the railroad and wondered if an easement could be obtained for emergency use only as the Fire Department is on Porter Street. Ms. Robertson will add this to the list of items to address.

Discussion: *148 N Monroe Street (Shoreline Home Development LLC)*

Lori Bernagozzi was present on behalf of Shoreline Home Development LLC. Ms. Bernagozzi is requesting to be allowed to change the short term rental application to just the one main residence. CEO Stocum noted that he had forwarded the attorney response with the objective that the number of variances be limited. Chairman Fazzary would like the addition to be brought into compliance before voting on the short term rental application. Ms. Bernagozzi noted that no one has legal parking on Monroe Street and the requirement is causing financial hardship. Chairman Fazzary preferred to not move forward with the legal advise given and would like to have another meeting with the attorney.

Public Be Heard

None

Minutes:

Jim Adesso moved to approve the minutes of February 26, 2020 as presented. Tom Fitzgerald seconded and the motion passed unanimously.

Board Concerns/New Business

Zoning Advisory Committee – Deputy Clerk Peterson updated the Board that bids have been received and just waiting for a designee from the Zoning Board.

Ms. Robertson wanted to ensure that Glen Landing would be a Type 1 action with regards to the SEQR motion. Jim Adesso so moved. Jenna Tormey seconded and the motion passed unanimously.

Adjournment

Jim Adesso moved to adjourn the meeting. Tom Fitzgerald seconded and the motion passed unanimously.

8:10 pm meeting adjourned.