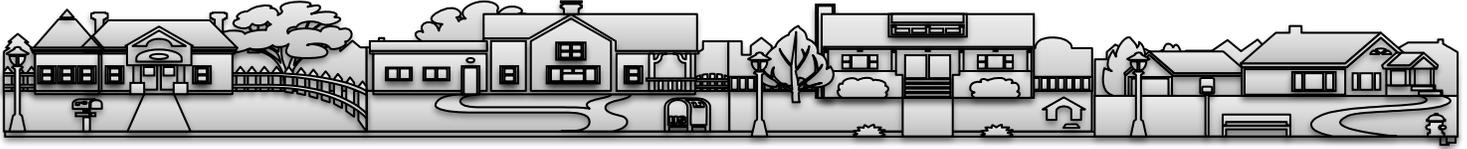


# Schuyler County Planning Commission

105 Ninth Street, Unit 39, Watkins Glen, NY 14891

Telephone: 607.535.8211



## Meeting Minutes Schuyler County Planning Commission January 9, 2025

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**Present:** Mike Bergen, Justin Boyette, Evie Brahmstadt, Nikki Fitch, Nigar Hale, Brian Kenney, Abby Wilkens.

**Staff Present:** Joann Lindstrom

**Public Present:** None

**Excused:** Alyssa Wixson

**Absent:** Gary Hanson, Roxanne Leyes, & Kirk Sorenson

**Call to Order:** Chairman Bergen called the meeting to order at 6:04pm.

**Opportunity for Public Comment:** none

**Introductions:** Chairman Bergen welcomed new members Jaimie Evans (Village of Burdett), Evie Brahmstadt (Village of Montour Falls) & Alyssa Wixson (Business, who was excused due to a prior commitment).

### **Election of 2025 Officers**

Joann Lindstrom asked for a motion to nominate Mike Bergen as Chairman for the 2025 term. Justin Boyette moved, Nigar Hale seconded, all in favor (Bergen abstained).

Chairman Bergen asked for a motion to nominate Justin Boyette as Vice-Chairman for the 2025 term. Nigar Hale seconded, all in favor (Boyette abstained).

Vice-Chairman Boyette moved to nominate Abby Wilkens as Secretary for the 2025 term, Nigar Hale seconded. All in favor (Wilkens abstained).

### **Review and Approval of December Minutes**

Brian Kenney made a motion to approve the December 2024 minutes as written, seconded by Justin Boyette. All in favor. Jaimie Evans & Evie Brahmstadt abstained.

### **General Municipal Law 239 Reviews**

#### **#25-001 - Village of Watkins Glen - Waterside on Seneca**

Kristin VanHorn of Larson Design Group, the project engineering firm, introduced the project. Developer Dave Wilcox was also present. Kristin reminded the Commission that they recommended adoption of a Planned Unit Development (PUD) zoning overlay district in 2023 which allows the proposed

development: 61 single-family, permanent, year-round residential parcels, each privately owned, located along the canal behind the Wal-Mart parking lot. A new canal side restaurant will be built, along with a public promenade around the perimeter of the housing development. The 10<sup>th</sup> Street connection will dead end.

The Stormwater Pollution Prevention Plan (SWPPP) has been approved by the DEC. Village utilities have been approved. Roads have been designed to comply with village road standards. Cargill's current wells will remain and are checked three times a day.

The development will have a Homeowner's Association (HOA) and an Architectural Committee which will ensure consistent design among the houses as they are built.

The proposed on-site restaurant may be operated by the developer or another private entity.

Brian Kenney made a motion to recommend approval, seconded by Justin Boyette. All in favor.

#### **Staff Report**

- The 8-year review of Ag District #3 is complete.
- The Town of Reading is starting study on a water district extension with partial funding from the county (\$13,200, approximately half of the total). Findings expected by spring.
- SCOPED has reopened its Main Street Façade program for all commercial businesses on main roads in the entire county. See their website for details.
- The Town of Hector/Village of Burdett wastewater study will be completed by April.
- The Village of Montour Falls will be holding an Open House on their LWRP projects on Wed, January 15, 2025 6:30-8:30pm (Fire Dept)
- Watkins Glen will be kicking off its Comprehensive Plan in March, working with Larson Design Group.
- The Schuyler County Comprehensive Plan kickoff was held on January 6<sup>th</sup> with a completion target of December 2025.
- Urban Partners of Philadelphia will be conducting the countywide Housing Study which will start in mid-January.

**Old Business** Padua Ridge – no update

**New Business:** none

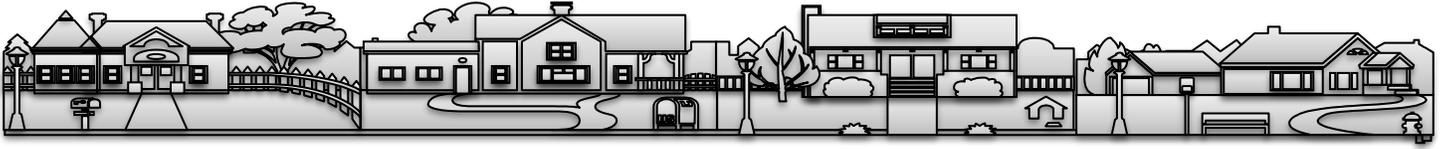
**Planning Commission – Community Updates:** None.

**Adjourn:** Mike Bergen made a motion to adjourn at 6:37pm.

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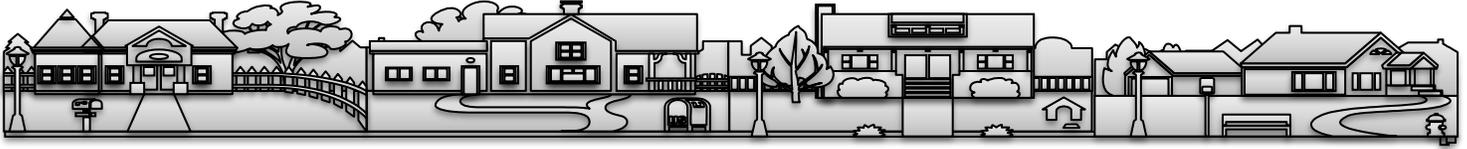


**February 2025  
meeting was not held**

# Schuyler County Planning Commission

105 Ninth Street, Unit 39, Watkins Glen, NY 14891

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## Meeting Minutes Schuyler County Planning Commission March 13, 2025

---

**Present:** Mike Bergen, Evie Brahmstadt, Jaimie Evans, Nikki Fitch, Nigar Hale, Brian Kenney, Abby Wilkens

**Staff Present:** Joann Lindstrom

**Public Present:** Molly Lane, Ashley Smith, Michael Taylor, Rhonda Standish, Will Taylor

**Excused:** Justin Boyette

**Absent:** Gary Hanson, Roxanne Leyes, & Kirk Sorenson Alyssa Wixson

**Call to Order:** Chairman Bergen called the meeting to order at 6:05pm. Noting a lack of a quorum, the Commission was not able to perform the 239 reviews.

**Opportunity for Public Comment:** A couple expressed their concerns about the proposed Isokan Retreat.

**Approval of January Minutes** Could not be approved due to lack of quorum.

### General Municipal Law 239 Reviews

**#25-002 – Town of Reading – Isokan Retreat**

**#25-003 – Town of Reading – Meeting House**

Neither request could be reviewed due to lack of a quorum

### Staff Report

- a) Introduce Rich Lasko, GIS Coordinator, Planning Department. Rich was unable to attend.
- b) Town of Reading Water Study Update. Preliminary results are not favorable, due to elevation, cost may be more than \$10 million for water extension. Report expected by May.
- c) Town of Hector/Village of Burdett Wastewater Study Update. Report expected in April.
- d) Watkins Glen Comprehensive Plan Update. Kickoff held on March 10<sup>th</sup>.
- e) Schuyler County Comprehensive Plan & Housing Study updates. Housing Study survey underway.

**Old Business** Padua Ridge – no update

**New Business:** Southern Tier Central Regional Planning Board Conference. STC is offering scholarships for first-time board members for the conference to be held on June 6, 2025. Joann may be able to pay for registration fees for new members if they are unable to get a scholarship.

The Commission welcomed Molly Lane, a resident of the Town of Tyrone, who will be joining the Planning Commission in May.

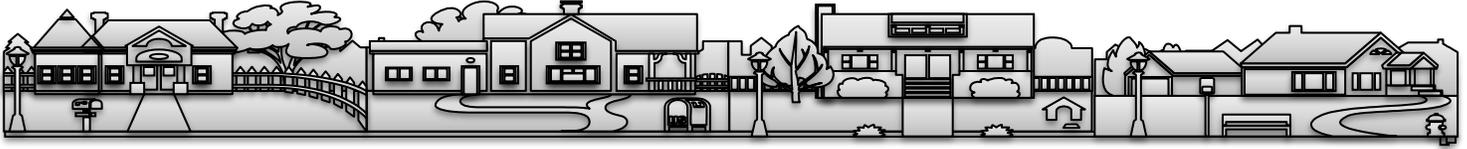
**Planning Commission – Community Updates:** None.

**Adjourn:** Mike Bergen moved to adjourn at 6:28pm.

# Schuyler County Planning Commission

105 Ninth Street, Unit 39, Watkins Glen, NY 14891

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## Meeting Minutes Schuyler County Planning Commission April 10, 2025

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**Present:** Mike Bergen, Evie Brahmstadt, Jaimie Evans, Nikki Fitch, Nigar Hale, Gary Hanson, Brian Kenney, Abby Wilkens, Alyssa Wixson

**Staff Present:** Joann Lindstrom, Rich Lasko

**Public Present:** Alex Hoag

**Excused:** Roxanne Leyes

**Absent:** Kirk Sorenson

**Call to Order:** Chairman Bergen called the meeting to order at 6:02pm and called a round of introductions including new GIS Coordinator Rich Lasko.

**Opportunity for Public Comment:** None

**Approval of January and March minutes:** Brian Kenney made a motion to accept the minutes of both meetings as written. Seconded by Nigar Hale. All in favor.

### General Municipal Law 239 Reviews

#### #25-003 – Town of Montour – Local Law to regulate Tiny Houses

Brian Kenney made a motion to recommend, seconded by Mike Bergen. Eight approved, one abstention (Abby Wilkens). No decision rendered.

#### #25-004 – Town of Montour – Local Law to regulate Campers as Temporary Residences.

Mike Bergen made a motion to approve with the following recommendations: 1) Allow the Planning Board to work with applicants to define a temporary time period instead of the October-April prohibition; and 2) Town Planning Board should be able to use its own discretion in permitting campers as temporary residences similar to Tiny Houses proposed local law Section C3. Seconded by Brian Kenney. All in favor.

#### #25-005 – Town of Reading – Rock Stream Retreat Nye Road

Alex Hoag, project applicant, was present. Alex explained that they would like to host a music event to showcase the site and promote the wedding venue/short term rental. Jaimie asked about future short term rentals; Alex said their construction would depend on the success of the first one now in operation. Jaimie confirmed that they will be using the existing driveway, Alex said they would.

Abby Wilkens made a motion to recommend approval, seconded by Justin Boyette. All in favor.

**Staff Report:** Schuyler County Housing Survey open until April 30<sup>th</sup>.

**Old Business:** Joann will check with the County Administrator to see if the Planning Department could pay for registrations to the Southern Tier Central Regional Planning Board Conference on June 6, 2025. Mike, Justin, Brian and Alyssa are interested in attending; Jaimie was granted a scholarship from STC.

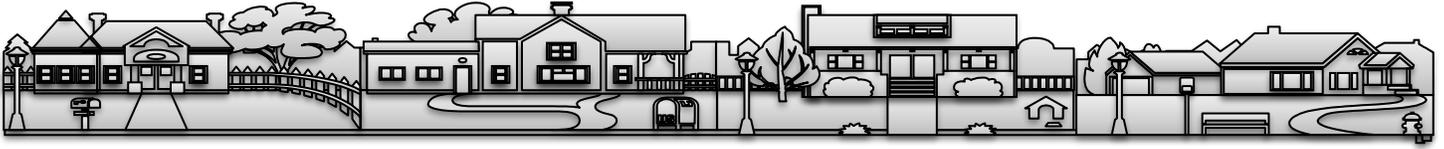
**Planning Commission – Community Updates:** Brian reported that the Clute Park playground is almost done. Mike and Justin reported that the community raised funds to install a new playground in Mecklenburg, construction will begin this weekend. They will be hosting the Tulip Trot 5K as a fundraiser in May.

**Adjourn:** Mike Bergen moved to adjourn at 6:42pm.

# Schuyler County Planning Commission

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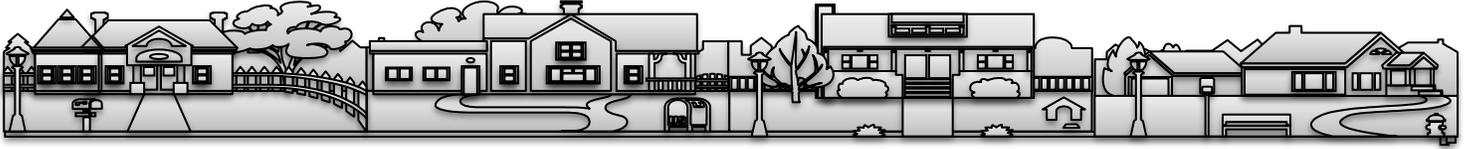


May, June, July, August & September meetings were not held.

# Schuyler County Planning Commission

105 Ninth Street, Unit 39, Watkins Glen, NY 14891

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## Special Meeting Minutes Schuyler County Planning Commission September 24, 2025

---

**Present:** Mike Bergen, Evie Brahmstadt, Jaimie Evans, Nikki Fitch, Nigar Hale, Brian Kenney, Molly Lane, Roxanne Leyes, Abby Wilkens, Alyssa Wixson, Bob Wixson

**Staff Present:** Joann Lindstrom

**Public Present:** Hank Cesari, Cesari Architects; John Franzese, JG Franzese Enterprises; Joshua Haentges DDS.

**Excused:** Justin Boyette, Holley Sokolowski

**Absent:** Gary Hanson

**Call to Order:** Chairman Bergen called the meeting to order at 6:02pm and requested a round of introductions.

**Opportunity for Public Comment:** None present.

### General Municipal Law 239 Reviews

#### #25-011 – Village of Montour Falls – Site Plan Review

Dr. Haentges introduced the project: he currently owns a dental practice in Watkins Glen which he would like to relocate to the Village of Montour Falls as a destination project. The state-of-the-art, 5,000 square foot facility will include three, 1,000 square foot apartments, and employ 12-15 employees with room to grow. He mentioned this is a New York Forward flagship project.

Abby Wilkens stated she saw no red flags but asked for clarification on the SEQR form Question 12a—which indicated proximity to a historic site. Joann stated that the NYS DEC Mapper automatically checked this question in the positive as there is a residence nearby that is eligible for the National Register of Historic Places.

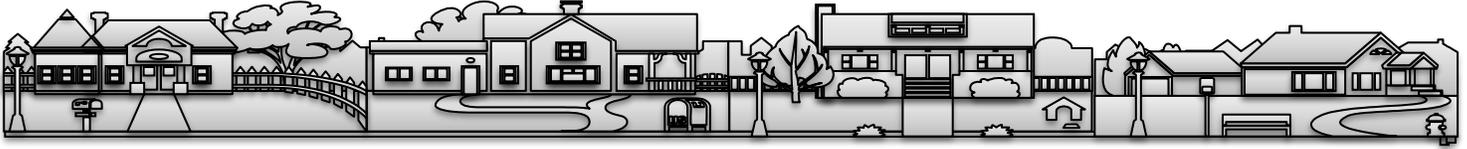
Brian Kenney made a motion to recommend approval, seconded by Mike Bergen. Motion passed 9-2 with abstentions from Alyssa and Bob Wixson citing a conflict of interest with the applicant.

**Adjourn:** xx moved to adjourn at 6:11pm.

# Schuyler County Planning Commission

105 Ninth Street, Unit 39, Watkins Glen, NY 14891

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## Meeting Minutes Schuyler County Planning Commission October 9, 2025

---

**Present:** Evie Brahmstadt, Nikki Fitch, Nigar Hale, Gary Hanson, Brian Kenney, Holley Sokolowski, Abby Wilkens, Alyssa Wixson, Bob Wixson

**Staff Present:** Joann Lindstrom

**Public Present:** Michael Hale

**Excused:** Mike Bergen, Justin Boyette, Jaimie Evans, Molly Lane, Roxanne Leyes

**Call to Order:** Secretary Wilkens called the meeting to order at 6:03pm.

**Opportunity for Public Comment:** None

**Approval of April minutes:** Brian Kenney made a motion to accept the minutes as written and approve the list of corrections to three applications from the April meeting. Seconded by Abby Wilkens. All in favor.

While the minutes from the September 24, 2025 Special Meeting were available at the meeting, they will be added to the November agenda for formal approval.

### **General Municipal Law 239 Reviews**

#### **#25-010 – Village of Watkins Glen – Site Plan Review and Special Use Permit S Madison Avenue**

Brian Kenney thought the project would be an improvement to S Madison Avenue. Abby Wilkens stated that it would fulfill a seasonal need for additional hotel rooms. Brian Kenney made a motion to recommend approval, seconded by Nigar Hale. All in favor.

#### **#25-012 – Town of Orange – Comprehensive Plan**

Abby Wilkens stated that the plan aligned with the community's feedback and the nature of the Town of Orange. She recommended a final read-through prior to publication. Brian Kenney made a motion to recommend approval, Evie Bramstadt seconded. All in favor.

#### **#25-013 – Town of Dix – Special Use Permit 2369 CR 17 Residence to Office**

Abby Wilkens asked why the applicant needed to have a Special Use Permit. Joann did not know, and stated that her memo was not included in the meeting packet. Nikki Fitch made a motion to recommend approval, Holley Sokolowski seconded. All in favor.

**Staff Report:** Joann reminded the group that the Comprehensive Planning public meetings are underway, and flyers were available at the meeting. She mentioned that the October 22<sup>nd</sup> meeting in the Town of Reading will be followed by a public meeting to discuss the creation of a new water district if anyone has an interest.

**Old Business:** Joann shared a Memo to the Planning Commission dated October 9, 2025 regarding a revision to the by-laws. After some discussion, the group decided to re-visit options for restructuring terms at the November Planning Commission meeting.

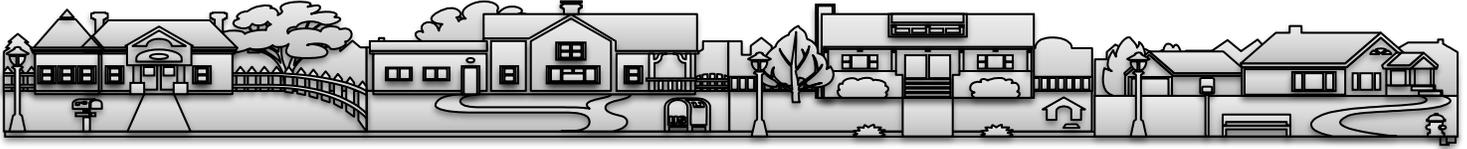
**Planning Commission – Community Updates:** Brian reported that the Harvest Festival, held on October 5<sup>th</sup>, was a great success this year. Alyssa Wixson concurred, as both were present and volunteered for the event.

**Adjourn:** Brian Kenney moved to adjourn at 6:35pm.

# Schuyler County Planning Commission

105 Ninth Street, Unit 39, Watkins Glen, NY 14891

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## Meeting Minutes Schuyler County Planning Commission November 13, 2025

---

**Present:** Mike Bergen, Evie Brahmstadt, Justin Boyette, Jaimie Evans, Molly Lane, Roxanne Leyes, Gary Hanson, Holley Sokolowski, Abby Wilkens, Alyssa Wixson, Bob Wixson

**Staff Present:** Joann Lindstrom, Rich Lasko

**Public Present:** Erin Dobell, Kyle Nicholson, Andrew Graham (virtual)

**Excused:** Nikki Fitch, Nigar Hale, Brian Kenney

**Call to Order:** Chairman Bergen called the meeting to order at 6:02pm.

**Opportunity for Public Comment:** None

**Approval of the September 24, 2025 Special Meeting and October 9, 2025 regular meeting minutes:** Justin Boyette made a motion to accept the minutes as written. Seconded by Abby Wilkens. All in favor.

### General Municipal Law 239 Reviews

#### #25-014 – Town of Reading – Site Plan Review Dobell Wellness Business

Ms. Dobell was present and described the project. The pre-fabricated building that will be used for her wellness business will be placed on an existing foundation. Jaimie Evans asked if she was required to provide water and sewer. Ms. Dobell stated that she would allow clients to use the bathroom in her home, which is on the site, and Dennis, the town's Code Enforcement Officer, had said neither would be required. Mike Bergen asked about handicapped accessibility. Ms. Dobell stated that she had not thought about it yet, but entrance to the structure is at grade and could easily accommodate a small ramp for this purpose. Abby Wilkens made a motion to recommend approval, seconded by Alyssa Wixson. All in favor.

#### #25-015 – Town of Reading – Site Plan Review Nicholson Short Term Rentals

Mr. Nicholson was present and described the project. He and his wife had purchased the home, a former Bed & Breakfast, and are slowly renovating it into a single-family home. A new septic system will be installed for the short-term rentals, for which he has stamped plans from Schuyler County Watershed. They plan to install the units in the spring. Holley Sokolowski asked if he would connect to an existing well. Mr. Nicholson stated they were going to install a 2,000-gallon water tank with a pumphouse and have water delivered. Holley also mentioned the new state law under which the county will be managing a registry for short term rentals; Mr. Nicholson was familiar. Evie Brahmstadt asked about the wetlands mentioned in the EAF. Mr. Nicholson replied that they changed the location of the units to avoid the

wetland and there would be no impact or permits required. Mike Bergen made a motion to recommend approval, Abby Wilkens seconded. All in favor.

**#25-016 – Town of Cayuta – Special Use Permit Rice Road Solar**

Andrew Graham, LaBella Engineering, was present via Zoom. He introduced the project: Nexamp Solar is proposing to construct a 24.9 MW ground mounted solar farm and two battery energy storage systems on Rice Road in the Town of Cayuta. Due to disturbance of more than one acre, LaBella has designed a Stormwater Pollution Prevention Plan (SWPPP), which requires several bioretention ponds and level spreaders to slow the flow of stormwater on the steep grade under the solar panels.

For the construction period, Mike Bergen urged the company to use Parrot Road with access from NY State Route 13 to minimize traffic on NY State Route 224. He also had concerns about the bridge connecting 224 to Varney Hill Road over Cayuta Creek due to weight limitations. Evie Brahmstadt asked where the trees would be taken after deforestation. Mr. Graham did not know, but they did not have plans to replace trees 1:1. Mike Bergen asked if the transmission lines had been updated in that area. Mr. Graham did not know. Holley Sokolowski asked if Nexamp is a Boston-based company. Mr. Graham confirmed. She asked if they would have a staff person on site to monitor. Mr. Graham stated they would have maintenance staff go out as needed. Roxanne Leyes asked how close the creek is to the site. Jaimie Evans, who is employed at LaBella Engineering, stated that the SWPPP requires that all creeks must be listed, whether they are impacted or not. Mr. Graham confirmed that the waterways on site are tributaries to the Cayuta Creek, the creek itself is not on the site. Joann Lindstrom asked if the panels were static or tracking, Mr. Graham confirmed they are tracking panels that move with the sun. Holley asked how long the panels would last. Mr. Graham stated that the Decommissioning Plan, including in the application materials, had stated twenty years. Holley followed up asking if the entire site would be decommissioned to which he replied yes.

Evie Brahmstadt made a motion to recommend approval for the project, Roxanne Leyes seconded. With no further discussion, Chairman Bergen asked for a roll call vote:

- Mike Bergen – yes
- Molly Lane – yes
- Roxanne Leyes – yes
- Gary Hanson – yes
- Holley Sokolowski – yes
- Bob Wixson – no
- Alyssa Wixson – no
- Justin Boyette – yes
- Evie Brahmstadt – yes
- Abby Wilkens – no
- Jaimie Evans – abstention

With nine (9) votes required to approve, the motion failed to pass.

Mike Bergen then asked the Commission to review a request from the Town of Cayuta in which it declared its intent to act as Lead Agency under SEQR for the Christmas Tree Solar project. Joann explained that as the Planning Commission is an involved agency, the town is required to notify all involved agencies of this action under SEQR, any of which can express interest in serving as Lead Agency. Chairman Bergen asked for a motion to take no action on the Lead Agency designation. Evie Brahmstadt made a motion to take no action, seconded by Roxanne Leyes. Passed 10-1 (Jaimie Evans abstained).

**Staff Report:** None

**Old Business:** Joann referenced the Memo to the Planning Commission dated October 9, 2025 regarding a revision to the by-laws. After some discussion, the group decided to update the by-laws to update them to NYS Municipal Law quorum requirements but table a decision on amendments to terms or member appointments.

**Planning Commission – Community Updates:** Evie Brahmstadt shared that the Village of Montour Falls is finishing its Local Waterfront Revitalization Plan (LWRP) and will be holding a Public Open House on Wednesday, December 3<sup>rd</sup> from 6:00-7:00pm in the Community Room at the Fire Station at 111 Lee Street. All are welcome to attend.

**Adjourn:** Holley Sokolowski moved to adjourn at 6:50pm, seconded by Alyssa Wixson.