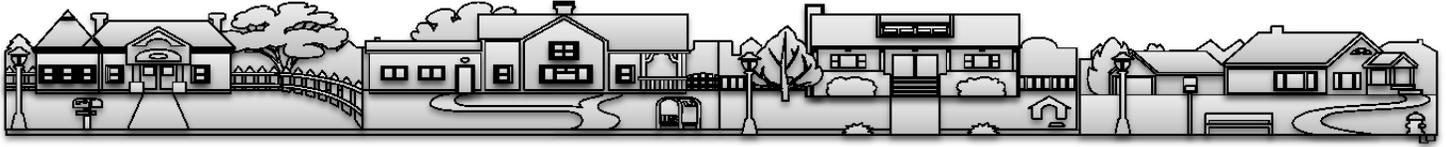


Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes Schuyler County Planning Commission January 14, 2016

Present: Bill Meehan, Ed Gates, Rick Hendrick, Kate Bartholomew, Lori Asperschlager, Jenna Tormey, Brittany Gibbs, Chris Arnold, Peggy Tomassi, Mark Wittig, Jenna Wilkins,

Staff Present: Kristin VanHorn

Absent: None

Excused: Ben Stamp, Matthew Schamel, Sarah Chicone, Ted Marks, Dave Stamp

Public: None

Call to Order: The meeting was called to order at 7:00PM by Kristin VanHorn.

Opportunity for Public Comment: None

Election of officers:

The floor was open to nominations:

- Jenna Wilkens nominated Matt Schamel as Chairman. Peggy Tomassi made a motion that Matt Schamel become the new Chairman for 2016. Kate Bartholomew seconded. All in favor vote, 11-aye. Motion passed.
- Kate Bartholomew made a motion that Lori Asperschlager will continue as the vice chairman, Chris Arnold seconded. All in favor vote, 11-aye. Motion passed.
- Kate Bartholomew made a motion for Peggy Tomassi continue as Secretary, Jenna Wilkens seconded. All in favor vote, 11-aye. Motion passed.

Review and Approval of Minutes: Motion to approve the minutes of the December 10, 2015 meeting; accepted as submitted made by Kate Bartholomew and seconded by Jenna Tormey
All in favor vote, 11 -aye. Motion passed.

General Municipal Law 239 Reviews

#16-001: Village of Watkins Glen Site Plan Review – Seneca Wine and Spirits

Kristin explained the details of the proposed project to construct a three-story edition, which will be extended to the setback for the alley. The top floors will be a one two-story apartment and the bottom will be for storage so their business can expand and because they need more space. There are two public lots close by with plenty of public parking so there are no issues foreseen as far as parking.

- There was a question brought up as to why the addition is not being constructed at the front of the building.
 - Kristin replied that it is because the front of the building is not structurally sound enough to support two more stories.
- There was discussion of this blocking the views from the rentals on top of house of Hong. It will block view, but their view is of the VFW building so it is not expected to be a significant issue.

Kate Bartholomew made a motion to recommend this site plan. Peg Tomassi seconded the motion. All in favor vote, 11-aye. Motion passed.

b: #16-002 Village of Montour Falls Site Plan Review – Upstate Cellular/Verizon Tower

Kristin explained the details of the proposed project to construct a cellular tower next to the DPW building on Cook St., in the wooded area. They looked at many different sites including near Schuyler hospital, the Schuyler redevelopment site, Sheppard Niles, the old dumpsite on L’Hommedieu St. This site was the best choice of all possible locations.

- There was a question about the impact this will have on the view.
- The biggest view it will impact is the Catherine Valley trail. Once you are in the village, it will not have a significant impact on the view.
- There was discussion about the view of the tower itself, but it was concluded that the biggest eyesore would be the flashing red light at nighttime.
- Kate Bartholomew asked about the migratory patterns of the birds in the area. Ed Gates mentioned checking with Jack Brubaker regarding the birds.
- Microwave radiation was also a concern discussed by the members. It was pointed out that the towers at county building (EMS towers) have been there for a long time. It was mentioned that this is a lease, not a business.
- Kristin included that cell phones fall under public utilities.

Chris Arnold made a motion approve this site plan review with the recommendation that they do a feasibility study, migratory bird analysis and study on the microwave radiation effects. Jenna Wilkins seconded the motion. All in favor vote, 10-aye, 1-abstain (Ed Gates). Motion passed.

Staff Report:

Please put the 2016 meeting dates on your calendars.

Everyone needs to get 4 hours of training in. If you did extra training last year, it does roll into this year. There will be another big training with the Department of State this year. You can do online trainings as well. Anything to do with planning and economic development to further your knowledge will qualify. If you asked to be reappointed you were. The Town of Tyrone is the only seat still opened. Someone is thinking about that seat. If you know of anyone, please let Kristin know.

Old Business:

- Seneca Brewery is no longer standing. The demolition is just about complete.
- The owner of Dunkin Donuts had his permit extended by the state. As soon as asphalt plant opens, he says he will be fixing the parking lot.
- The dumpster at Lucky Star is still a point of contention. For now they have put a fence around dumpster as it is. Kristin has suggested they build a planter in front of the dumpster enclosure on the Franklin St. side to make it a nicer looking enclosure. They are out of any other options right now. This is the only feasible location for the dumpster. The Site plan review process will now have more strict regulations on dumpsters and oil disposal for restaurants.
- The first group of tenants for the Middle School apartment complex on Decatur St. are picking out their apartments now. Their move in date should be early February. Applications for openings are still being accepted. Tenants must be 55 years of age. They are hoping to offer tours in March at a public open house. The auditorium is nice and is a separate structure from the apartment complex. Approval process to use auditorium hasn’t been worked out yet.

New Business:

Town of Orange: Rick Hendrick reported that next month at planning board they will do their first presentation of what they are looking for as a site plan review.

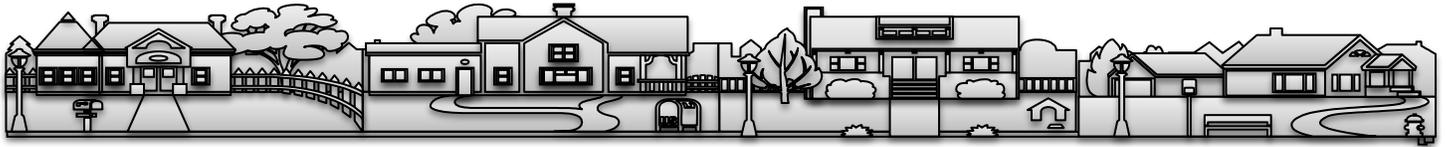
Adjourn: Motion made to adjourn at 7:54 pm by Peg Tomassi, seconded by Jenna Wilkins.

Next Scheduled Meeting: February 11, 2016 @ 7:00 p.m., Schuyler County Human Services Complex

Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes Schuyler County Planning Commission March 10, 2016

Present: Ed Gates, Rick Hendrick, Lori Asperschlager, Jenna Tormey, Brittany Gibbs, Chris Arnold, Jenna Wilkins, Sarah Chicone

Staff Present: Kristin VanHorn

Absent: Ben Stamp, Matthew Schamel, Dave Stamp, Matthew Novak

Excused: Ted Marks, Peggy Tomassi, Bill Meehan, Kate Bartholomew

Public: Robert Bellavigna, Bob Bellavigna

Call to Order: The meeting was called to order at 7:04PM by Lori Asperschlager.

Opportunity for Public Comment: None

Review and Approval of Minutes: Motion to approve the minutes of the January 14 meeting; accepted as submitted made by Brittany Gibbs and seconded by Jenna Tormey
All in favor vote, 7 –aye, Abstain - Sarah Chicone. Motion passed.

General Municipal Law 239 Reviews

#16-004: Town of Dix, Site Plan Review - Raceway Grocery LLC & Raceway Liquor LLC

Rob Bellavigna explained the details of the proposed project to convert a former gas station/store on Route 414 into a year round convenience store and liquor store, and two apartments on the second story. The proposal includes a small area to sit down and eat, and will have a beer and wine license for in house service.

- The existing parking area will remain unchanged.
- There will be indoor and outdoor seating

Sarah Chicone made a motion to approve this site plan. Jenna Wilkens seconded the motion. All in favor vote, 8-aye. Motion passed.

Staff Report:

Kristin outlined several training opportunities that are coming up and that the Town of Catharine seat is still vacant.

Old Business:

- Project Seneca
 - The WWTP is on track and the design is moving along.
 - Ed Gates is concerned about the base soil in that area, and that the soil will not be able to support this type of structure.
- Franklin Plaza Dumpster
 - Owner has agreed to build a planter on the street side of the dumpster in an attempt to screen the dumpster from the street and sidewalk.

New Business:

None

Planning Commissioner Community Updates:

- Town of Orange – Rick Hendrick
 - Camp Monterey: Empire State Development has notified the original selected bidder that they will not be moving forward with the project at this time.
 - A new solar farm is being constructed on County Route 16
- Village of Montour Falls – Sarah Chicone
 - Cook Mansion: All of the renovations are complete and it is now open as a B&B, also wedding venue.
- Village of Watkins Glen
 - Questions about State Park Updates - Kristin discussed the proposed changes and said that she would bring the images to the next meeting.
- Town of Hector
 - Jenna Tormey – Asked about the project that was happening near Hector Falls along the road.
 - Ed Gates – Discussed state of farmland in Hector.

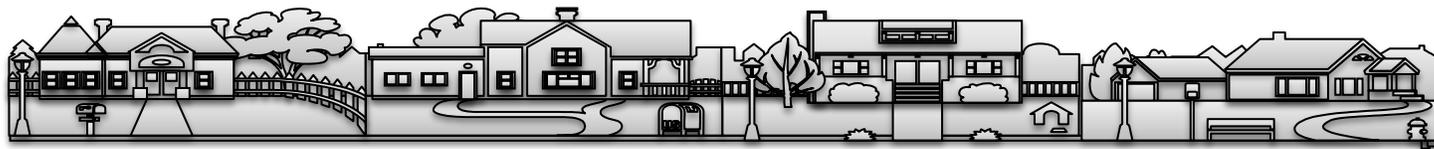
Adjourn: Motion made to adjourn at 8:04 pm by Sarah Chicone, seconded by Jenna Wilkins.

Next Scheduled Meeting: April 14, 2016 @ 7:00 p.m., Schuyler County Human Services Complex

Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes Schuyler County Planning Commission April 14, 2016

Present: Bill Meehan, Ed Gates, Rick Hendrick, Kate Bartholomew, Lori Asperschlager, Brittany Gibbs, Chris Arnold, Peggy Tomassi, Jenna Wilkens, Sarah Chicone, Matt Novak, Matt Schamel, Ben Stamp

Staff Present: Kristin VanHorn

Absent: None

Excused: Dave Stamp, Jenna Tormey, Ted Marks

Public: None

Call to Order: The meeting was called to order at 7:00PM by Matthew Schamel.

Opportunity for Public Comment: None

Introduction of new members: Ben Stamp from the Town of Dix and Matt Novak from the Town of Tyrone

Review and Approval of Minutes: Motion to approve minutes of the March 10th meeting made by Brittany Gibbs, seconded by Chris Arnold

General Municipal Law 239 Reviews

#16-005 Town of Dix - Site plan review

This site plan review is for a garage on County Route 17, which will be located on a currently vacant lot. This is a simple garage, which should not have significant impacts on existing drainage.

- Ed Gates inquired about the style of the garage would conflict with other surrounding buildings. - Kristin stated is is not expected the garage will conflict with anyone else's plans in the area and that the style of the garage is not a concern. She shared proposed elevations of the garage.

Ed Gates made a motion to approve this site plan and it was seconded by Kate Bartholomew. All in favor vote, fourteen – aye. Motion passed.

#16-006 Town of Dix – site plan review

This site plan review is for an addition to be built at Finger Lakes Auto on Rte. 414. The size of the addition will be 25'X35' and they are planning to add it at the south end of the building where the storage sheds are now. There are not any significant concerns regarding runoff. The purpose of the addition is to build another bay. The entire front of building is already a curb cut. It will look like the rest of the building and the slope will remain the same.

Kate Bartholomew made a motion to approve this site plan. It was seconded by Ed Gates. All in favor vote, fourteen – aye. Motion passed.

Staff Report:

Planning Commission Members:

- Still looking for a representative for the Town of Catharine.

NYSERDA "Cleaner Greener" Projects:

- The Town of Catharine held a public input meeting on the proposed zoning changes. The meeting was well attended and overall received positive feedback.
- The Town of Dix should be adopting their zoning at this month's meeting.
- The Village of Montour's Comp Plan is coming along well. Sarah Chicone said things are moving along and the goal is at the end of the summer to complete their comprehensive plan.
- The Town of Reading is moving along really well with their comprehensive plan.
- Environmental Planning Guide: Consultants will begin work on that next after Town of Catherine is done with their plan. Modules for planning and development for each town will come out of this for them to use/adopt.

Municipal Assistance

- Village of Watkins Glen Planning Board is working on updating their zoning and developing design guidelines, and should be recommending their zoning laws for adoption this month.

Old Business:

Past Project Updates:

- Dunkin Donuts is planning to complete their parking lot when the asphalt plants open up. They have worked out all of the concerns with the DOT issue.
- The dumpster issue in Franklin Street Plaza should be resolved very soon. They will be building the planter that we talked about at the January meeting and it will block the dumpster and include vegetation. They will still be using a chain link fence around the dumpster.
- The Middle school apartments have opened and they are very nice. There are still 20 units available.
- The Elks club apartments are moving along. It is expected that the first row of buildings will be ready for occupation by the fall.

New Business:

By-laws update:

- Kristin stated that the By-Laws need to be reviewed and approved each year. There are no recommended changes at this time.

Peggy Tomassi made a motion to approve the by-laws. Motion seconded by Sarah Chicone. All in favor vote, fourteen – aye. Motion passed.

Training opportunities:

- Any members who attended the Southern Tier central conference need to get their certificate or a list of attended trainings to Kristin for credit.
- On May 16, from 6-8 pm there will be a training with the Finger Lakes Land Trust. The subject will be land conservation.

Planning Commissioner – Community Update

- Village of Burdett: Lori Asperschlager said that the Village sent out a survey in February to engage interest and move their comprehensive plan forward. They received 59 surveys back and held a meeting last Tuesday and did get interest from the people.
- Village of Montour Falls: Sarah Chicone announced that there will be a farmer's market in Montour Falls between Guilds Building and the Masons Building on Thursday's, 4-7, beginning in May.
- Village of Montour Falls: Rick Hendrick reported that Shepard Niles is finally closing at the end of May. As far as we know, 4 people have been placed into jobs, but the rest of the employees will be laid off.

- Town of Orange: Rick Hendrick reported on the proposed Solar Farm
- Tourism: Brittany Gibbs reported that the Chamber Village Beautification Committee is working on a program running a curb appeal contest from May till the end of September. The Tourism committee members will judge at the end of each month.
- Town of Hector: Kristin gave an update on the project on Symes Road, which will be story book style cottages. The plan is for 40 cottages, with each being between 600-850 square foot. These will be long term rentals. The cottages will be visible from 414 and possibly from the lake as well. There are 15 acres total.

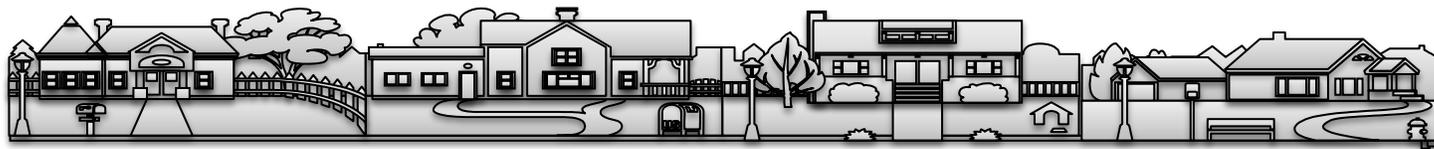
Adjourn: Motion made to adjourn at 8:00 pm by Peg Tomassi, seconded by Matthew Schamel.

Next Scheduled Meeting: May 12, 2016 @ 7:00 p.m., Schuyler County Human Services Complex

Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes Schuyler County Planning Commission May 12, 2016

Present: Dave Stamp, Ed Gates, Kate Bartholomew, Lori Asperschlager, Chris Arnold, Peggy Tomassi, Jenna Wilkens, Matt Schamel, Ben Stamp, Jenna Tormey, Ted Marks, Sarah Chicone, Bill Meehan

Staff Present: Kristin VanHorn

Absent: None

Excused: Brittany Gibbs, Matt Novak, Rick Hendrick

Public: None

Call to Order: The meeting was called to order at 7:01PM by Matthew Schamel.

Opportunity for Public Comment: Ted Marks expressed his apologies for missing last two meetings. Matt announced that Ben Stamp and Matt Novak have joined the committee.

Review and Approval of Minutes: Motion to approve minutes of the April 14, 2016 meeting made by Kate Bartholomew, seconded by Chris Arnold.

General Municipal Law 239 Reviews

#16-007 Town of Dix - Subdivision Review

This site plan is for a five-acre subdivision for a division into a horse pasture on County Line Rd.

- A few members have driven by this property and say it seems fine and logical. It consists of a small area between two parcels. It was John Ellison's property.

Kate Bartholomew made a motion to approve this site plan and it was seconded by Peggy Tomassi. All in favor vote, thirteen – aye. Motion passed.

#16-008 Town of Dix – Site Plan Review

Mr. Scott Yaw is taking an existing residential garage and changing into a commercial garage on Rte. 414 going out towards the business park.

- Ted spoke with neighbors earlier today and they are fine with the development. He was impressed with what Mr. Yaw has done with the building and grounds.

Dave Stamp made a motion to approve this site plan and it was seconded by Matt Schamel. All in favor vote, thirteen – aye. Motion passed.

#16-009 Village of Watkins Glen Zoning Updates

Kristin explained that two years ago WG updated their zoning, which never was finalized, and some additional changes have been made to address changes in the village. Some definitions were updated and existing sections were updated that contained conflicts or were out of date. In 2010 they eliminated a district, so they needed to clean up the references to the no longer existing district. They

also added three new sections, to including regulation of unlicensed vehicles, regulations of RV's, and regulation of waste receptacles. Additionally the Village added design guidelines.

- A Dave Stamp inquired about 9.3A regarding the parking of recreational vehicles. The member didn't think this made sense. Kristin will ask if this should be a local ordinance.
- As far as the number of personal vehicles goes, as long as they are legal, they cannot control the number of vehicles.

Jenna Wilkins made a motion to approve this site plan and it was seconded by Kate Bartholomew. All in favor vote, thirteen – aye. Motion passed.

Staff Report:

- WWTP is moving forward and is on track to being construction this fall. It is expected be completed in the second quarter of 2019. There was a delay due to issues regarding with the eagles.
- The kayak launch is due to break ground in the fall.
- There has been a meeting with DEC and the Army Corp of Engineers to discuss Waterfront projects, to be ahead of the game. They are excited and it was a good meeting.
- The Cleaner Greener Grant is going very well.

Old Business:

Project Updates – Kristin provided an update on past projects

New Business:

Sub-Committee Creation

Kristin is proposing a sub-committee, with sustainable development being the main thing to focus on. Nationally and internationally in the planning world there is a focus on this. In order to do this, we need a sub-committee, which would include two planning commissioners, two members of the community, the director of SCOPED and the planning director.

- Kristin passed out an outline of what this committee would look like/represent. The committee would be a recommending and proactive body that would mitigate issues moving forward and represent the community as a whole. They would weigh all sides of the issue.
- They are seeking members with the following qualities: Interested and committed to sustainable development and an understanding of the issues. Kristin's vision is that this committee will get out in front of some things, as they weigh concerns and possibly propose other options to developers. The sub-committee would talk about issues before hand and go to the local municipality. A big difference is that the sub-committee could offer assistance beforehand as the planning committee is not able to do anything until it comes to them. They would be an advisory to the local board and bring things to their attention in an attempt to open up discussions about implementing site reviews, zoning, research, science, and economic development, so the facts do not get lost.
- A member asked if the EMC committee will remain intact or if this sub-committee will replace it. The EMC committee will just have term limits and a change in membership structure.

Ted Marks made a motion to approve the creation of this sub-committee by amending article 5 of the Planning Committee's by-laws. This motion was seconded by Dave Stamp. All in favor vote, thirteen – aye. Motion passed.

Other Business:

Ted Marks asked about the town where the casino is going in. What is our protection if we were to be sued? Sarah Chicone stated that because we are a recommending committee and Peg Tomassi stated that because we are appointed by the legislature, we should be protected. Kristin will check and follow up.

Training Opportunities:

Monday, May 16th, here in the same room as our planning board meetings there will be a training on land conservation practices from 6-8pm.

- Kristin will let everyone know what training hours that need to be completed.

Planning Commissioner – Community Update

- Lakewood Vineyards will be installing windows where they will be able to see into the cellar and they are installing new tanks.
- Montour Falls Farmers Market is going strong on Thursday's from 4-7pm. There are food trucks and vendors, to include Sunrise Coffee and Village Bakery.
- Solar Schuyler met and we found out a lot about a new program run through casco mountain keeper and TC cooperative extension. If you know any stories of people who had any problems with any of the installers last year please encourage them to get information to Roger or Lori peck. They are working to figure out a focus this year.
 - o The Farm bureau has been doing a lot on trying to get information out on the solar, regarding people coming in trying to get solar on land. If you know anyone considering, make sure they talk to correct attorneys and the Farm Bureau. It is a serious takeover of your property.

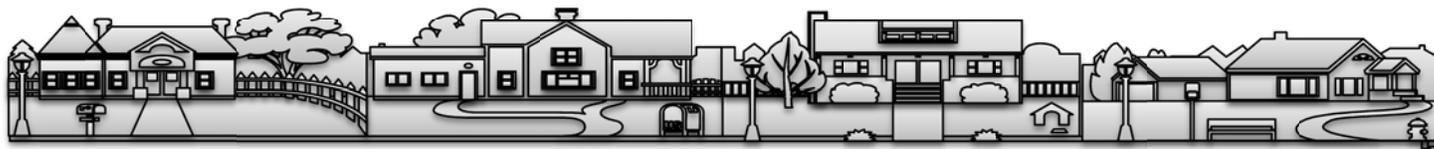
Adjourn: Motion made to adjourn at 8:07 pm by Matt Schamel and seconded by Ed Gates.

Next Scheduled Meeting: June 9, 2016 @ 7:00 p.m., Schuyler County Human Services Complex

Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes Schuyler County Planning Commission July 14, 2016

Present: Dave Stamp, Ed Gates, Chris Arnold, Peggy Tomassi, Matt Schamel, Ben Stamp, Ted Marks, Bill Meehan, Brittany Gibbs, Matt Novak, Rick Hendrick

Staff Present: Kristin VanHorn

Absent: Jenna Tormey

Excused: Kate Bartholomew, Lori Asperschlager, Sarah Chicone, Jenna Wilkens

Public: Beth Meehan

Call to Order: The meeting was called to order at 7:01PM by Matthew Schamel.

Opportunity for Public Comment: None

Review and Approval of Minutes: Motion to approve minutes of the May 12, 2016 meeting made by Ted Marks, seconded by Chris Arnold.

General Municipal Law 239 Reviews

#16-010 Village of Watkins Glen - Subdivision Review

This subdivision is for a property consisting of .62 acres to be divided into two parcels. The existing home and driveway will remain on a .385 acre parcel and a new .23 acre parcel will be created is for a future residential parcel.

- Ed Gates asked if the surrounding neighbors had been notified about the subdivision because it will create a greater density and be very close to the other properties.
- Several members were concerned about the small size of the proposed parcel size (*zoning requires 5,000 sqft for single unit dwelling in the Business Transition District.*)
- Dave Stamp asked if there would be a dedicated right of way for the required utilities.

Ted Marks made a motion to approve with the recommendation that the neighboring properties be notified, it was seconded by Ed Gates. All in favor vote, eleven – aye. Motion passed.

#16-011 Town of Dix – Site Plan Review/ Special Use Permit

The applicant wants to reopen a former boarding/rooming home in Beaver Dams. Kristin explained that this facility is actually already open and both DSS and Catholic Charities are sending clients to this facility.

- There was a question about the water and sewer and if it was appropriately sized and approved for public use.
- There was a discussion surrounding the lack of parking available if all 17 rooms available in the facility.

Dave Stamp made a motion to approve this site plan pending the following recommendation; a current septic system inspection, final certificate of occupancy and inspection, approval from the Department of Health (DOH) for public occupancy, and the final occupancy does not exceed the current DOH Maximum Capacity notice, it was seconded by Chris Arnold. All in favor vote, ten – aye, one – opposed. Motion passed.

Staff Report:

- The Cleaner Greener Grant is going very well.
 - o Expanded to include three additional zoning/land use updates in the Village of Odessa, Village of Montour Falls, and Town of Reading.
- WWTP is moving forward and is on track to being construction this fall. It is expected be completed in the second quarter of 2019. There was a delay due to issues regarding with the eagles.

Old Business:

Project Updates – Kristin provided an update on past projects

New Business:

None

Planning Commissioner – Community Update

- Montour Falls Farmers Market is going strong on Thursday's from 4-7pm. There are food trucks and vendors, to include Sunrise Coffee and Village Bakery.
- Town of Orange – An additional solar farm is under construction
- Tourism – Several national media sources have highlighted Watkins Glen and the Finger Lakes recently. GRAFT will be in the October issue of Food and Wine Magazine.
- There was a discussion about the proposed building in the Business Park.
- Agriculture – WE NEED RAIN!

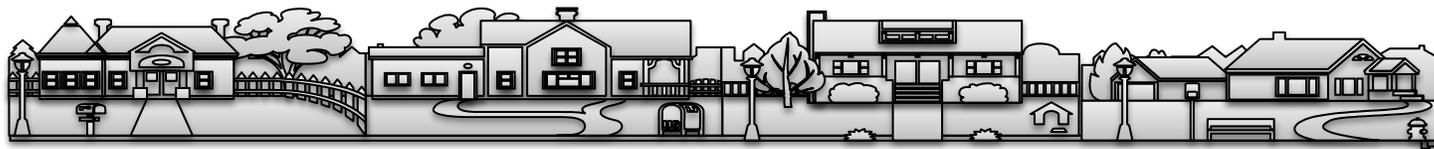
Adjourn: Motion made to adjourn at 8:02 pm by Ted Marks and seconded by Matt Schamel.

Next Scheduled Meeting: August 11, 2016 @ 7:00 p.m., Schuyler County Human Services Complex

Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes Schuyler County Planning Commission October 13, 2016

Present: Ed Gates, Kate Bartholomew, Lori Asperschlager, Chris Arnold, Bill Meehan, Jenna Wilkens, Matt Schamel, Rick Hendrick, Ted Marks, Brittany Gibbs, Jenna Tormey

Staff Present: Kristin VanHorn

Absent: None

Excused: Peggy Tomassi, Sarah Chiccone, Matt Novack, Dave Stamp, Ben Stamp

Public: None

Call to Order: The meeting was called to order at 7:00PM by Matthew Schamel.

Opportunity for Public Comment: None

Review and Approval of Minutes: Motion to approve minutes of the July 14, 2016 meeting made by Ted Marks, seconded by Brittany Gibbs., All in favor vote, 11-aye .

General Municipal Law 239 Reviews

a. #16-012 Town of Catharine, Zoning Update Review

- This is a full zoning rewrite as part of the NYSEDA grant.
- In regards to the minimum parcel size the rural agricultural zone, which is the largest proposed zone within the town is a minimum 5-acre parcel. Kristin noted that many meetings were spent talking about the minimum acres and it was finally agreed that it would be 5 acres.
- Chris Arnold mentioned that a 35 foot max. height for building seems quite restrictive. There was some discussion among members about how it seemed strange that there would be a height limit.
- Ed Gates said he would like to see them make a bigger effort to protect farmland. Kristin informed the members that the Farm Bureau reviewed the document and Ag and Markets has reviewed several of the sections. Lindsay Wickham did feel that it was farm friendly.
- Ted Marks made a motion to approve this zoning update review. It was seconded by Brittany Gibbs. All in favor vote, eleven – aye. Motion passed .

b. #16-013 Town of Reading Comp Plan Review

- Kristin explained that the Town of Reading has developed a new comprehensive plan. They comprehensive plan was from 1992 and out of date. This effort was part of the NYSEDA grant that the county received. There ended up being extra money so the town will also be updating their land use laws as well. The main chapters with changes are demographics, quality of life, natural resources, economy, tourism, municipal services, infrastructure, and budget, land use, transportation, energy and technology and development and growth. There are also some action items. Kristin feels that most of the changes are pretty straight-forward and accomplishable. They are very interested in protecting their rural character and agriculture. As of this date, their comprehensive plan is in the semi-final version and will go to the committee Tuesday.

- Kate Bartholomew commented on Action Item #4 of the Natural Resources Chapter. She feels we should that they take into account the Seneca Lake Pure Waters Associations efforts and plans, regarding protecting the water quality.
- Ed Gates expressed concern about the size of farmland lots being divided and losing agriculture land. Kristin said this plan does talk about protecting the larger farm parcels.
- Kristin feels it's a solid plan for moving Reading forward with a very involved committee. The public was involved through the process.
- Ted Marks made a motion to approve the plan as submitted; it was seconded by Kate Bartholomew. All in favor vote, Kate B. seconds, all in favor vote, eleven – aye. Motion passed.

Staff Report:

- We passed the by-laws at the June meeting to start a sub-committee. If anyone is interested, let Kristin know and she will send you the application. Her and Matt will review all applications and figure out who will be on the committee. There will be a legal notice asking if anyone is interested in joining planning board and/or sub-committee for next year. Kristin would like to get this committee up and functioning in the new year.
 - o The Town of Catharine still hasn't been able to find anyone to appoint.
 - o The Village of Burdett and Montour Falls will also be vacant for next year.
- Training: Anyone who has read the provided articles, please let Kristin know so she can credit you the training hours.

Old Business:

- Project Updates: The brewery apartments have an open house on the first Friday of each month, in the evening. They expect to be up and running fully In February of 2017.
- The Kayak launch is moving forward and they plan to break ground in the Spring.
- Seneca Terrace apartments are moving forward and the anticipated completion is April/May 2017. They are all one story and have a garage. There are 22 apartments.

New Business:

- None

Planning Commissioner – Community Update

- No Updates

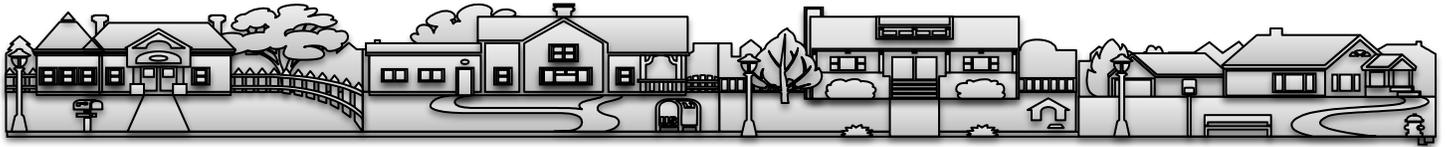
Adjourn: Motion made to adjourn at 8:00pm by Matt Schamel, seconded by Jenna Wilkins.

Next Scheduled Meeting: November 10, 2016 @ 7:00 p.m., Schuyler County Human Services Complex

Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes Schuyler County Planning Commission October 13, 2016

Present: Chris Arnold, Ben Stamp, Matthew Schamel, Kate Bartholomew, Dave Stamp, Lori Asperschlager, Sarah Chicone, Peggy Tomassi, Ted Marks, Ed Gates, Jenna Wilkens, Brittany Gibson

Staff Present: Kristin VanHorn

Absent: Jenna Tormey, Bill Meehan, Rick Hendrick

Excused: Matt Novak

Public: Fred Grabosky

Call to Order: The meeting was called to order at 7:01pm by Matthew Schamel.

Opportunity for Public Comment: None

Review and Approval of Minutes: Motion to approve the minutes of the October 13th meeting made by Ted Marks, seconded by Kate Bartholomew. Sarah Chicone abstained.

General Municipal Law 239 Reviews

a. #16-014 – Village of Watkins Glen, Site Plan Review

Fred Grabosky spoke regarding the transformation of the old Peele Building at 214 Franklin North Street into a 17 room upscale boutique hotel.

- Fred explained that the plan is to build out where the 2nd and 3rd floors of the building where the Chamber of Commerce is housed, and to transform this into a 17-room upscale boutique hotel.
- They are looking to make the main floor of the visitor's center a shared space, where there will be a lobby and a concierge, and small convince store area.
- The lobby/bar area will be on the right side of the floor and will serve wine and craft beer with light food. There will be no kitchen or dining room.
- The current conference room would be a shared space between the two businesses.
- As far as the exterior of the building, the awnings will be replaced and lifted higher. The front of the building will get new lighting and new signage. "The Glen Resort" will be the name of the hotel. There will be lanterns on the sidewalk, for a sense of "arrival". New tile will be placed in the entry way.
- The parking details are still being worked out. Third street parking is pretty wide open and there has been discussion of 15 minute parking on the corner of 3rd and Franklin for drop off. The village ordinance allows an exemption of the off street parking requirements. However, the village will make this decision. Currently, the plan is for the employees to park on 3rd street.
- Brittany Gibson, who works for the Chamber of Commerce said that there are 31 parking spots in the parking lot on 3rd street and she does have some concerns about the parking situation.
- The hotel does plan to stay open and staffed year round.
 - The construction schedule has changed and the process is taking longer than anticipated. Fall of 2017 is the new start-up of construction with a projected opening of Spring 2018.

- Kristin said the village planning board would have a public hearing regarding the project on November 17.
- Mr. Grabosky feels that this is a solid plan and it will restore a historical building, making a great use of this space, while helping retail owners all up and down the street. He mentioned that the room rates would be based on demand.
- This is a boutique operation that is a fraction of the cost to build out. Building out a space that is already there is always a win/win. The building was well constructed. The sprinkler system, elevator, roof and windows are all within 5 years old and the building has 18" thick brick interior and exterior.
- This site plan also seems to fit very well with the direction our town is heading. The building is not on the national register, but is in the historical district.
- Matt Schamel made a motion to approve this site plan with the recommendation a more substantial plan for addressing parking is developed and formal plans for the first floor are finalized. Peggy Tomassi seconded. All in favor vote, 12- aye. Brittany Gibbs abstained.

Staff Report:

- Kristin acknowledged Sara Chicone for serving on the planning board for 5 years and Lori Aspherschalger for serving on the board for 6. She does not have replacements for their seats yet. If anyone has any suggestions for replacements for the Village of Burdett and Town of Montour and Catherine, please let Kristin know.
- As far as training hours, Chris, Kate, Lori, Peg and Ed are all set to date. All other members are very close to reaching their training hours. These should be finished up as soon as possible.

Old Business:

- The NYSERDA projects are all moving very well. The Environmental-planning guide looks great and that draft should be available for review soon.
 - The Town of Reading comprehensive plan is complete and the town board is in the process of reviewing and scheduling final public hearings. The Land Use Law Update is progressing.
 - Village of Odessa Zoning Update should have a first draft in early 2017
 - The Montour Falls comprehensive plan is almost complete and they have started working with consultants on their Zoning Update.
 - Overall, the Project is going great, and we have been able to do much more than they had expected with this money.

New Business:

- Discussed the sale of the Mr. Chicken property to the state park system. It is thought that this space will be used for bus parking.
 - Ed Gates suggested that we approach the state asking if we can at least see the plan for this project. Other members agree with
 - It was decided that the board should write a letter requesting to be included in the project as it moves forward.
 - Ted Marks made a motion to send letter to NYS Park, Ben Stamp seconded, all in favor vote, 12- aye.
- Ted Marks asked about the storage sheds along Rte. 14. He asked why this never came before the planning board.
 - Kristin reported that there was a request to the Town of Reading that the project be referred to the Planning Commission and that board decided it was for Local Concern only. However based on the Local Concern Agreement this was not a proper designation.

- Kristin will share the agreement (Local Concern Agreement) with members and write a letter to the Town of Reading Planning Board informing them of our dissatisfaction with the fact they did not refer this project to the board.

New Business: None

Planning Commissioner – Community Update

- FLX Gateway Community Development Corporation (CDC) update:
 - The CDC Board consists of 8 members and was started in May 2016, gaining non-profit status in June 2016.
 - They were instrumental in the DRI application. There are 3 committees and they cover all of Schuyler County. One is The Downtown Beautification Committee and they are looking at empty buildings and store fronts. Another big strategy for next year is the big planters around Watkins Glen and extending this to other villages as well. They are always looking for extra members to serve on these sub committees.
 - The CDC has begun working on the idea of developing business improvement district for downtown WG.

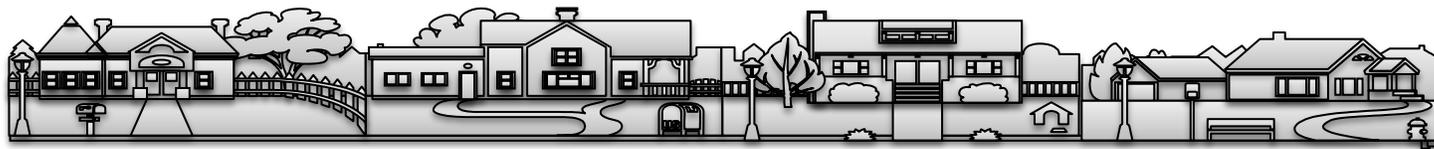
Adjourn: Motion made to adjourn by Ben Stamp at 8:01pm. Seconded by Peggy Tomassi.

Next Scheduled Meeting: January 12, 2016 @ 7:00 p.m., Schuyler County Human Services Complex

Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes Schuyler County Planning Commission November 10, 2016

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Staff Present: Kristin VanHorn

Absent: Jenna Tormey, Bill Meehan, Rick Hendrick

Excused: Matt Novak

Public: Fred Grabosky

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Opportunity for Public Comment: None

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Adjourn: Motion made to adjourn by Ben Stamp at 8:01pm. Seconded by Peggy Tomassi.

Next Scheduled Meeting: January 12, 2016 @ 7:00 p.m., Schuyler County Human Services Complex
