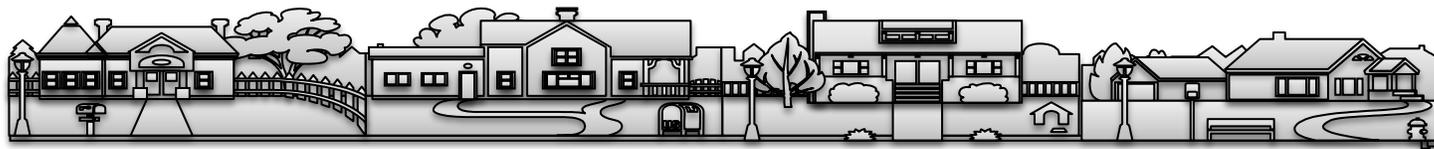


# Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



## Meeting Minutes Schuyler County Planning Commission February 9, 2017

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**Present:** Chris Arnold, Ben Stamp, Matthew Schamel, Kate Bartholomew, Dave Stamp, Peggy Tomassi, Ted Marks, Ed Gates, Jenna Wilkens, Brittany Gibson, Rick Hendrick, Bill Meehan

**Staff Present:** Kristin VanHorn

**Absent:** None

**Excused:** Matt Novak, Lee Howard

**Public:** Marie Fitzsimmons, Michael Whiteman

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**Call to Order:** Matthew Schamel called the meeting to order at 7:00 pm.

### **Opportunity for Public Comment:**

Marie Fitzsimmons, from Watkins Review, introduced herself and explained that she was present at the meeting, just as a visitor.

Michael Whiteman, from SCOPED was present to share information about the Business Park Project.

### **Election of 2017 Officers:**

- a. Chairperson – Ted Marks nominated Matt Schamel for Chairman. Peggy Tomassi seconded the nomination. All in favor vote – 12, aye. Motion passed.
- b. Vice Chairman – Matt Schamel nominated Ben Stamp for Vice Chairman. Chris Arnold seconded the nomination. All in favor vote – 12, aye. Motion passed.
- c. Secretary - Ted Marks nominated Peg Tomassi for Secretary. Dave Stamp seconded this nomination. All in favor vote – 12, aye. Motion passed.

**Review and Approval of Minutes:** Motion to approve the minutes of the November 10 meeting made by Kate Bartholomew and seconded by Brittany Gibbs.

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

#### **a. #17-001 – Town of Dix, Special Use Permit**

*Michael Whiteman, from SCOPED spoke to the Planning Commission regarding this project.*

- This site plan review is for a 19,500 square foot facility.
- All existing storm water is in place.
- The wastewater pre-treatment will work with our current and future water treatment plant as far as what the chemical balance will be.
- The entrance will remain off 414 where it is pre developed. There will mostly be cars entering and very few trucks.

- A member asked what the advantage of transporting the grapes from somewhere else, producing them there and then selling them somewhere else is. Michael said the tenants would be sharing the production costs, so economically; it is an advantage for them. The tenants will work this out amongst themselves.
- Kristin stated that this project meets the towns zoning and site plan approval. There will not be constant activity here and this will fit in with the current character of the community.
- There was discussion regarding the amount of waste that this facility would produce and some concern that the estimate of less than one ton was not accurate. Ben Stamp suggested that with the projected production, it seems the waste would be closer to 45 tons.
- There was also concern regarding truck traffic. A member commented that although trucks can come in easily, would they be able to come down out of the property easily.
- A member stated that there are several facilities like this in California.
- A member asked if any breweries have shown interest in this facility. Michael said they have and SCOPED has been discussing it and looking into this possibility, but as for right now, they are only focusing on wine production.
- The idea of this facility is to support smaller wineries and help them grow.
- Ben Stamp made a motion to approve the proposal with the consideration/plan for waste removal during harvest. Matt also recommended that all access roads and parking lots consist of permeable services. All in favor vote – 11, aye. Ted Marks abstained.

#### **Staff Report:**

##### a. Proposed SEQR Changes

- The big things that have changed are a Type I and a Type II action, consisting of clean energy goals and sustainable development. There is a summary of these changes in the packet received for this meeting. Type I requires a full environmental review. However, there is no further review required for Type II.
- If any planning commission members have any big questions or concerns, please let Kristin know.

#### **Old Business:**

##### a. Schuyler County Environmental Planning Guide

- Kristin reviewed the guide and asked if any members had any big concerns and there were no concerns.
- There are model laws for sustainable development for all of the municipalities. In about another week, the consultants will complete this planning guide and we will get copies handed out.
- Kristin said there was a lot of work put into this guide and it offers many great ideas around sustainable development.

##### b. Project Updates

- The Town of Reading adopted their comprehensive Plan. They are now working on a land use law.
- Kristin also sent a letter to New York State Parks regarding the state park project and she received a reply saying they would be happy to come give a presentation about it but they are not seeking input.
- Montour Falls is working on their zoning and should have wrapped up this month.

**New Business:**

- a. New Planning Board Members
  - Burdett - Lee Howard
  - Town of Catharine - Alice Learn
  - Village of Montour Falls – still vacant

**Planning Commissioner – Community Update**

**Adjourn:** Motion made to adjourn by Jenna Wilkens at 8:04 pm. Seconded by Jenna Tormey.

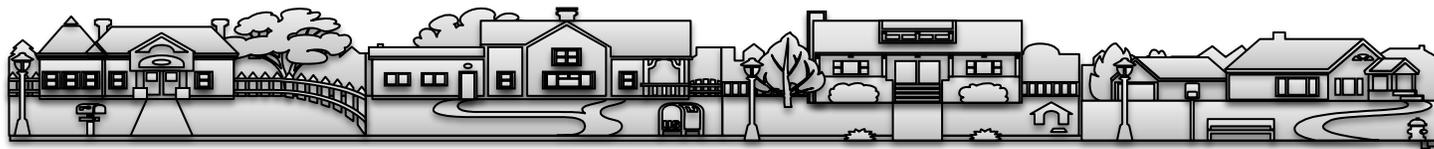
**Next Scheduled Meeting:** March 9, 2017 @ 7:00 p.m., Schuyler County Human Services Complex

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# 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 9, 2017

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**Present:** Chris Arnold, Ben Stamp, Matthew Schamel, Kate Bartholomew, Dave Stamp, Peggy Tomassi, Ted Marks, Ed Gates, Rick Hendrick, Bill Meehan, Lee Howard, John Smith

**Staff Present:** Kristin VanHorn

**Absent:** Jenna Tormey

**Excused:** Alice Learn, Matt Novak, Jenna Wilkens, Brittany Gibson

**Public:** None

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**Call to Order:** Matthew Schamel called the meeting to order at 7:02 pm.

**Opportunity for Public Comment:** None

### Introduction of New Members:

- John Smith, Village of Montour
- Lee Howard, Village of Burdett
- Alice Learn, from the Town of Catherine (not present at this meeting but will attend at the next meeting.)

**Review and Approval of Minutes:** Motion to approve the minutes of the February 9, 2017 meeting made by Ted Marks and seconded by Peg Tomassi.

### General Municipal Law 239 Reviews

#### a. #17-002 Village of Watkins Glen, Kayak Launch, Site Plan Review

- Kristin reviewed the project
  - Village of Watkins received \$500,000.00 grant through the parks.
  - The vision for this project came to light in the last couple of years as many people are using this area to launch their kayak's and canoe's. The concern is around the parking and circulation in this area.
  - The purpose is to clean up the area and make it safer.
  - Design includes a parking lot, so people can pull in safely, drop off their kayak's or canoe's and then go park safely.
  - Another interest is that everyone is able to access the beach more easily. The idea is to connect the beach area over to Clute park, almost to where you can walk the full lake front.
- Kate Bartholomew asked about where a box was checked on the SEQR regarding endangerment to species.
- Kate also asked if this area is in the Town of Hector?

- Ben Stamp pointed out the dotted line on the blueprint of the project where it states “limit of disturbance of the project” is where the land owned by the Town of Hector is excluded.
- Kate Bartholomew mentioned that when the EMC was talking about cleaning up this area, they were told they had to go through the Army Corp of Engineers for permits.
  - Kristin states that the Village has had several conversations with the Army Corp of Engineers, DEC and DOT.
- There was discussion about the risks and dangers of using the kayaks and canoes in the lake. The idea of signage outlining the risks was mentioned. It was said that if there is a business there renting out kayak’s and canoe’s, it may be their responsibility to inform the renters of the risks. However, in general, the majority of members agreed that there is always an inherent risk when you use the lake.
- John Smith is concerned that the water is too shallow for this.
- Ben Stamp mentioned that if the area does become a problem during busy times at the park, where spaces may be used for something other than intended, maybe the village will have to look in to parking passes.
- Ted Marks voiced concern about the docs and the high winds we get on our lake. Kristin said the docs will be taken out in the winter. She also said that several other locations on the lake have been successful with the floating docs. And, that the engineers on this project have looked at high and low water levels and wind water levels.
- There was concern about tractor trailer’s parking in this area like they have in the past.
  - Kristin said with the new parking lot, there won’t be any room for them to continue to park there.
- Another member asked about jet ski’s and Kristin said the village has had a discussion about them and they will not be permitted to launch from this location. There will be a sign indicating this.
- Ted Marks makes a motion to approve this site plan, Dave Stamp seconds. All in favor vote – 10, aye.  
One opposed – Chris Arnold. One abstained – John Smith.

**Staff Report:**

- Monday (March 13) there will be a training session at 5:00pm on downtown revitalization and hot topic issues. There is still time to Sign up.
- Kristin reminded members that they need to get 4 hours of training each year.

**Old Business:**

- The new Boutique Hotel above Chamber of Commerce - The Village of Watkins Glen gave the final approval of this project at their meeting in February. At this point, they will use street parking. There is a 2-3 block radius of street parking available.
- Seneca Terrace apartments are still moving along.
- The Brewery apartments are progressing and should be ready in the next month or so.

**New Business:**

- None

**Planning Commissioner – Community Update**

- Ed Gates mentioned that he had a conversation with Rick Weakland in regards to why did they put sewage treatment in the marsh rather than, shut down community center. Rick

indicated that Cargill owns the land under community center and they are reluctant to give it up because they want to drill for salt.

- Ted Marks asked what's going on up past the KOA... logging being done there... do we know what's going on? Kristin will check with Dave Patterson.
- Members asked what is going on at the end of 12<sup>th</sup> street. Kristin replied that Cargill is digging a well.
- Rick Hendrick announced that the Town of Orange is getting a grocery store. Someone bought the old Sutton's garage.
- The Town of Dix did approve the business park project. They are preparing documents to break ground.

**Adjourn:** Motion made to adjourn by Matt Schamel at 7:58pm. Seconded by Ben Stamp.

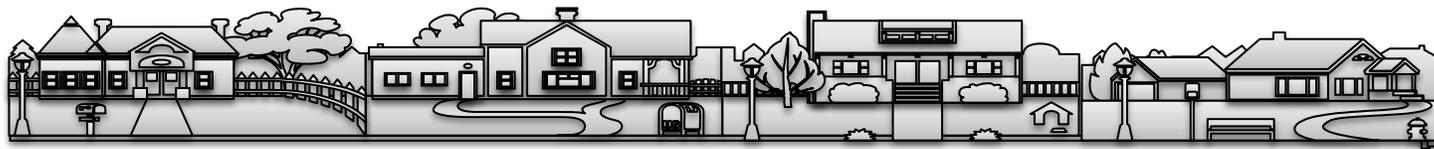
**Next Scheduled Meeting:** April 13, 2017 @ 7:00 p.m., Schuyler County Human Services Complex

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# 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 13, 2017

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**Present:** Chris Arnold, Ben Stamp, Matthew Schamel, Kate Bartholomew, Dave Stamp, Ed Gates, Rick Hendrick, Lee Howard, John Smith, Brittany Gibson, Alice Learn

**Staff Present:** Kristin VanHorn

**Absent:** Jenna Tormey, Bill Meehan, Jenna Wilkens,

**Excused:** Peggy Tomassi, Ted Marks

**Public:** None

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**Call to Order:** Matthew Schamel called the meeting to order at 7:01 pm.

**Opportunity for Public Comment:** None

### Introduction of New Members:

- Alice Learn, from the Town of Catherine

**Review and Approval of Minutes:** Motion to approve the minutes of the March 9, 2017 meeting made by Kate Bartholomew and seconded by Dave Stamp.

### General Municipal Law 239 Reviews

**a. #17-003 Town of Dix, Subdivision - Blanchard**

- Kristin reviewed the proposed subdivision
- Ed Gates discussed his concern for large agriculture areas being broken up.
- Ben Stamp made motion to approve subdivision, seconded by Brittany Gibson. All in favor vote – 10, aye. 1- opposed – Ed Gates

**b. #17-004 Town of Dix, Subdivision - Corwin**

- Kristin reviewed the proposed subdivision.
- Dave Stamp made motion to approve subdivision, seconded by Ben Stamp. All in favor vote – 11, aye.

### Staff Report:

- Working with STC to put together a table top training exercise for the end of May or Early June that would demonstrate how to review a large project would proceed throughout the entire planning board process, start to finish.
- On May 11<sup>th</sup> the team from Randall + West will hold a training session on the Environmental Planning Guide beginning at 6pm in Room 120 of the Human Services Complex.

- The Finger Lakes Gateway CDC will be holding a Community Clean-Up Event on April 22 in the Village of Watkins Glen and Montour Falls beginning at 9am.

**Old Business:**

- None

**New Business:**

Planning Commission By-Laws.

- Kristin stated that the By-Laws need to be reviewed and approved each year. There are no recommended changes at this time.
- Brittany Gibson made a motion to approve the by-laws. Motion seconded by Kate Bartholomew. All in favor vote, 11 – aye. .

**Planning Commissioner – Community Update**

- There was a general discussion regarding ongoing projects within the community. Project Updates included the Production Facility at the Business Park, the State Park Improvements,

**Adjourn:** Motion made to adjourn by Matt Schamel at 7:58pm. Seconded by Ben Stamp.

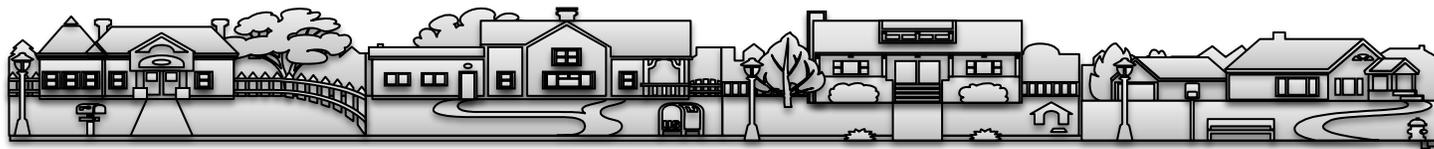
**Next Scheduled Meeting:** May 11, 2017 @ 7:00 p.m., Schuyler County Human Services Complex

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# 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 11, 2017

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**Present:** Rick Hendrick, Dave Stamp, Jenna Wilkens, Brittany Gibson, Ed Gates, Lee Howard, Peggy Tomassi, Ben Stamp, Chris Arnold

**Staff Present:** Kristin VanHorn

**Absent:** Jenna Tormey

**Excused:** Alice Learn, Matthew Schamel, Kate Bartholomew, Ted Marks

**Public:** Chad Hendrickson, Chelsea Robertson

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**Call to Order:** Ben Stamp called the meeting to order at 7:02 pm.

**Opportunity for Public Comment:** Chad Hendrickson from the Town of Reading Planning Board was introduced.

### **Introduction of new members:**

Updates: Bill Meehan and John Smith have both resigned from the planning board. Kristin has replacements for both of those seats. David Zinger from Vedder and Scott Funeral Home will be our new representative for the Village of Montour. She has spoken to an individual from Cargill to fill the Industry seat and will know by the next meeting if she is on board.

Kristin addressed the board and asked that all members remain respectful of others during meetings. Last meeting got a little out of hand in this aspect and she emphasized the importance of mutual respect for others while serving on the planning board.

**Review and Approval of Minutes:** Motion to approve the minutes of the April 13, 2017 meeting made by Brittany Gibson and seconded by Dave Stamp. Peggy Tomassi and Jenna Wilkins abstained.

**General Municipal Law 239 Reviews: None**

### **Staff Report:**

- Environmental Planning Guide: It is a "Go to guide" for best management practices. The consultants spent a lot of time looking through laws regarding planning, to determine what is working and why. It will act as a good guide to use when looking at our referrals. It will be on the county website as well.
- Have begun working on the Downtown Revitalization Initiative (DRI) Application for Watkins Glen. Kristin feels good that we have an excellent chance of winning this year. Ben Stamp and Brittany Gibson are also working on the initiative through the CDC
- CFA (Consolidated Funding Application) is currently open so if your municipalities are looking at grants this is a good time. Kristin, Judy and Michael at SCOPED have information. The

applications are due by the end of July. Now is the time for the big opportunity for most of the grant funding in the state. All municipalities should be aware of this grant opportunity and are hopefully already working on it.

### **Old Business:**

#### Project Updates

The kayak launch is progressing but at a slower pace. They have run into issues with wet land edges. Construction may not happen until late in to the fall as they are working on new approvals through the DEC. There are wetlands on trails and the DEC wants to make sure we are doing the best to mitigate any issues. It will not change the project at all so it should not come back to this board.

- There was question as to who owns land that the launch parking area will be located. Ed Gates asked that Alvin White be contacted, as there was some concern from a Town of Hector resident. Kristin will follow up with Alvin White.

### **New Business:**

#### Town of Reading Land Use Law and Subdivision Law – Preliminary Review

Chelsea Robertson from STC Regional Planning and Development Board presented an overview of the project.

- She pointed out the difference between the current and proposed law. One that has not changed is the land use regulation where things will be allowed anywhere within the town; some with review and some without.
  - The biggest change and goal was to make this easier to read, understand and enforce.
  - The consultant added alot of charts so this can be read more clearly.
  - There are many more definitions so we can easily define the activity.
  - There are changes to sign regulations. There is now a distinction between commercial and non-commercial signs. Billboards will remain as nonconforming uses.
  - You can expand some of the non-conforming uses by right and not by review as long as it does not increase the nonconformity. The idea is to allow the laws to stay non-conforming as long as it does not encroach on the current law.
  - The adoption of a brand new subdivision law is new. It's a very basic subdivision law and there are three different types that can be done.
  - Some language that was in the zoning law has been moved to the subdivision law.
  - Cluster development has been added as an option for developers.
  - It was explained that a lot line adjustment is when you want to buy a small strip of and off your neighbor, for example. In the past they were used to make a non- conforming law, conforming.
- Dave Stamp mentioned that Chapter 9 of the subdivision question: 9.2B needs to be reworded and clarified. Chad agreed with this and they will work on it.
  - Another member said they didn't see anywhere where there is reference to county review. Chad said some things are not completed and that there will be a checklist. This checklist will be adopted into the subdivision law. By the time the 239 review comes to this board this will be in place.
  - Ed Gates asked about billboards. Chad mentioned driveway marker signs and said this subject will be brought under this committee.
  - Kristin asked if anyone had any concerns before finalizing? No members voiced any more concerns.
    - Chad encouraged everyone to please read through this and give any feedback. Even if it's something arbitrary and small, they want to know. The law now has to go to the

town attorney and their consultant. It will be approximately three months for it to come back to this planning board.

- Kristin asked members to send her any concerns in the next couple of months. Kristin feels this is a good relationship with The Town of Reading. Ben suggested everyone read this and bring it to next month's meeting for any other questions/concerns.

**Planning Commissioner – Community Update**

- WG State Park is open for the season. You have to access it from the south entrance. May 28th is the date to access the main entrance.

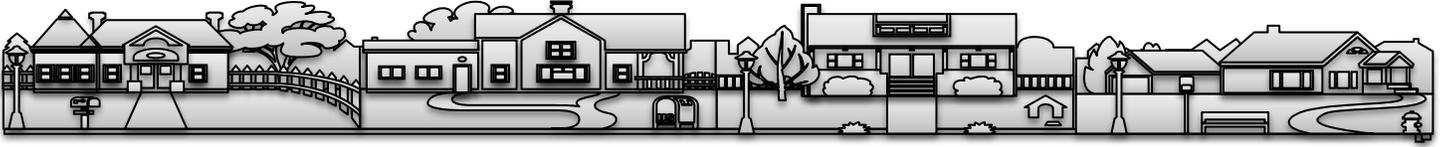
**Adjourn:** Motion made to adjourn by Brittany Gibson at 7:34pm. Seconded by Jenna Wilkens

**Next Scheduled Meeting:** June 8, 2017 @ 7:00 p.m., Schuyler County Human Services Complex

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# 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 June 8, 2017

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**Present:** Kate Bartholomew, Chris Arnold, Rick Hendrick, Ted Marks, Brittany Gibson, Alice Learn, Matt Schamel, Dave Stamp, Ben Stamp, Peggy Tomassi, Harriett Farrell, Lee Howard

**Staff Present:** Kristin VanHorn

**Absent:** Jenna Wilkens, Ed Gates

**Excused:** None

**Public:** Chris Bond, Don Chutas

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**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 May 11, 2017 meeting made by Brittany Gibbs, seconded by Dave Stamp, All in favor vote, 11 -aye .

### General Municipal Law 239 Reviews

#### a. #17-005 Site Plan Review for Village of Watkins Glen

Chris Bond from Hunt Engineers presented the proposed project that Cargill is seeking approval for. The project proposes a new holding tank on a containment pad, and pump station for their drilling station at the end of 12<sup>th</sup> street. It's all contained at 110% of the volume of the tanks. The board is voting on the structure and the tanks only. There wasn't a SEQR done, as it is part of the regular operations. A stormwater review and preventions plan was completed.

A member asked what the impact on traffic would be. Chris said maybe one truck every 8 hours. And, every five years they will have to do mechanical integrity testing of the wells so that would be a few trucks at that time.

Ted Marks made a motion to approve this site plan. It was seconded by Dave Stamp. All in favor vote – 11, aye. Harriett Ferrell abstains.

### Staff Report:

- Kristin told the board that there have been several public meetings taking place and the DRI application is almost complete. Things are coming along really great and Kristin is confident that we will win the grant in July.
- The CDC is having a cleanup day on June 24th that is open for anyone to join in. They will meet at the village hall in Montour at 8PM. They will meet in July and August as well.
- The Montour Falls Comprehensive plan and zoning is coming along well. They had their first public input meeting on the plans on Tuesday, June 6. That should be coming to this board shortly.

**Old Business:**

**Project Updates:**

- The Montour Falls Comprehensive plan and zoning is coming along well. They had their first public input meeting on the plans on Tuesday, June 6. That should be coming to this board shortly.
- The Glen Resort is stalled/called off for now and will not be moving forward. At this time this is not moving forward and it is off the table.
- The Watkins Glen Brewery project is complete.
- The wine facility should be breaking ground in October. The foundation will be built in October and the construction of the building should be completed by August of 2019.

**New Business:** None

**Planning Commissioner – Community Update**

- Rick Hendrick mentioned that a local Solar company has expanded their solar farm in the Town of Orange.
- Ben Stamp noted that the storage buildings on Rte. 14 have signs that they will rent u-hauls and asked if they will need special variances. Kristin said that this project was already approved through the Town of Reading.
- Atlas Pizza is due to open at the end of June.

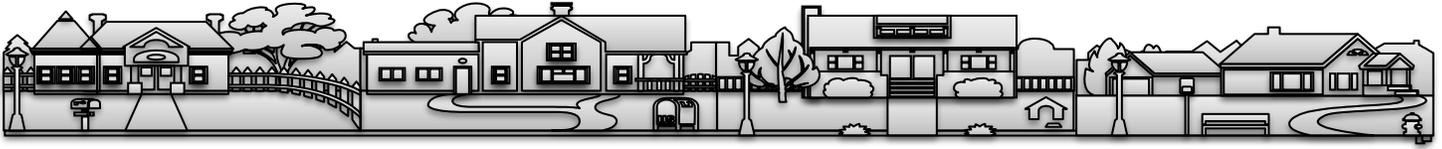
**Adjourn:** Motion made to adjourn at 7:30pm by Ted Marks, seconded by Matt Schamel

**Next Scheduled Meeting:** July 13, 2017 @ 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 13, 2017

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**Present:** Kate Bartholomew, Chris Arnold, Rick Hendrick, Ted Marks, Brittany Gibbs, Alice Learn, Matt Schamel, Dave Stamp, Ben Stamp, Peggy Tomassi, David Zinger, Bill Pylypciw, Jenna Wilkens, Ed Gates, Lee Howard

**Staff Present:** Kristin VanHorn

**Absent:** None

**Excused:** Harriett Ferrell Brittany Gibson

**Public:** None

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**Call to Order:** The meeting was called to order at 7:02 PM by Matthew Schamel.

**Opportunity for Public Comment:** None

**Introduction of new members were made:**

David Zinger – Village of Montour Falls. (Owner, Vedder & Scott Funeral Home)

Bill Pylypciw, Village of Watkins Glen

**Review and Approval of Minutes:** Motion to approve minutes of the June 8, 2016 meeting made by Dave Stamp, seconded by Peggy Tomassi, All in favor vote, 15 -aye.

**General Municipal Law 239 Reviews:**

**a. #17-006 Site Plan Review for Village of Montour Falls**

- Located in the building that contained the old Falls Café in Montour Falls.
- The project is to convert the front of this building into apartments and complete some exterior improvements. The back of the building is already in apartments and the front will be turned into apartments as well
- This is in an area with other residential apartment complexes and is compatible with their comprehensive plan.
- Kate Bartholomew made a motion to approve this site plan. It was seconded by Ben Stamp. All in favor vote, 15 – aye.

**Staff Report:**

- The last month has been very busy working on the Village of Watkins Glens Application for the Downtown Revitalization Initiative (DRI). Which is a competition for \$10million awarded to one community in each Regional Economic Development Region
  - Watkins Glen was selected as one of the top three application and a group representing Watkins Glen presented to the Southern Tier Regional Council on July 12<sup>th</sup>. The presenters for Watkins Glen were Ben Stamp, Laurie DeNardo, Tim O'Hearn, Jon Beckman and Kristin.

- The presentation which included a virtual reality video of Watkins Glen went very well and the group is hopeful that they will be selected as the winner for the Southern Tier Region. The application will be posted on the Scoped and County website after the winner is announced.
- Kristin reported that she has been accepted into LEAD NY. Which is a leadership program through CaRDI and Cornell that focuses on leadership in Agriculture, Natural Resources and Food Systems. Ben and Dave mentioned that this is a very prestigious honor and we are very proud of Kristen. CONGRATULATIONS KRISTIN!!!!!!!!!!!!!!

**Old Business: None**

**New Business: None**

**Planning Commissioner – Community Update**

- Rick Hendrick, Town of Orange
  - Reported that one of the large solar farms within the town is expanding again.
- Lee Howard, Village of Burdett
  - Reported that 2 old building on the Main Street in Burdett have been demolished and the sites have been cleaned up.
  - The Village also installed new “Welcome” Flags
  - The Village is continuing to work on the new Fire Department however there has not been a date set to break ground yet.

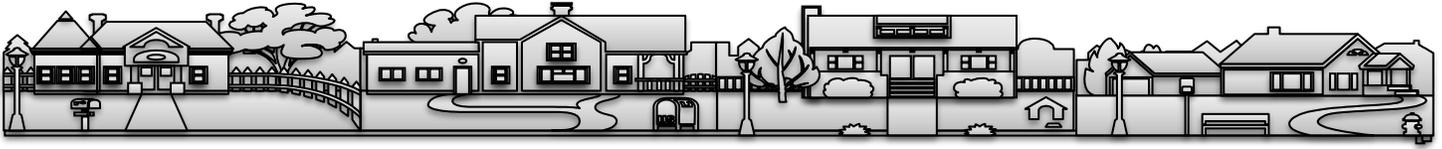
**Adjourn:** Motion made to adjourn at 8:02pm by Ben Stamp, seconded by Matt Schamel

**Next Scheduled Meeting:** August 10, 2017 @ 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 September 14, 2017

---

**Present:** Chris Arnold, Alice Learn, Matt Schamel, Dave Stamp, Ben Stamp, Peggy Tomassi, Bill Pylypciw, Jenna Wilkens, Ed Gates, Lee Howard, Harriett Ferrell, Brittany Gibson

**Staff Present:** Kristin VanHorn

**Absent:** None

**Excused:** Kate Bartholomew, Rick Hendrick, David Zinger, Ted Marks

**Public:** Kathy Fragola, Mary Cook, Dave Cook, Peggy Field, Sandra Bartone, Gregory Cross, Bryant Myers, Jeff Hazel, Ernest Drake, Joanne Drake, Peter Mantius, JoPat Wright, Michael Hurley, Philly DeSarno, Ken Wilson

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**Call to Order:** The meeting was called to order at 7:04 pm by Matthew Schamel. Kristin apologized for not getting the information out earlier.

### **Opportunity for Public Comment:**

- Mr. Cross asked that the public comment period be tabled until just before GML Referral #17-009
- Mr. Cross, from Watkins Glen commented that to form an opinion, the committee should hear the facts. He said he was concerned about the health and safety of the public welfare and felt that businesses not having cross walks or street lights is a safety hazard. He sat through a zoning meeting in July where he felt the public wasn't heard.
- JoPat Wright, from Watkins Glen spoke and pointed out that she was once chairman of the WG Planning Board. At that time they had to make allowances for growth and change, particularly at the south end of town. She realized that the South end of the town supported the residential district and a small amount of businesses. She mentioned that when they wrote those zoning laws, the part on business transition is small, clear and concise. She emphasized that any planning would give first consideration of maintaining the neighborhood, but not in changing several factors, like safety, etc. She also pointed out that this also states that no building will be no more than 2 stories high in that District. She mentioned that there are clear stipulations by the state of what zoning boards should consider before an appeal and now that we have a \$10 million grant, there will be a lot more coming. She pointed out that in 2016 the zoning law was updated.
- Bryant Myers addressed the board with a thank you and pointed out that he has no ill will towards the Patel family and his remarks are not personal towards them. He expressed that the characteristic of the neighborhood is his main concern, along with all the businesses in that area. He mentioned that they all have parking lots located on Franklin St. and that the residents don't know when they are busy due to the parking location. He also voiced his concern with the value of investment in his home. If this hotel were to be built, this would become a greater populated area, and hence, decrease that value of his home along with his surrounding neighbors.

- Alan Hurley, from Tyrone spoke and he is concerned about the many variances involved. He is concerned with aesthetics of homes and feels that putting a three-story building in the mix, does not fit well with the current aesthetics of this town. He voiced that he is not against the Patel's making money, but doesn't feel it meets the tests of the hardship. He also feels it will impact the community in a negative way. He expressed that there are stipulations in the law that says they must meet these tests. They should have to consider these tests properly. He closed by asking that the board consider these things.
- Mary Cook from Grandview Ave. in Watkins Glen brought up that a year or so ago, curbs where installed on Grandview Ave and now the street is narrower than other street in the Village if there is one car coming, another one can barely get by and she feels it's dangerous and at the same time there are buses coming up and down Decatur.
- Peggy Field who lives on 15<sup>th</sup> St., in Watkins mentioned that Sandy Bartone's home is one of the few architecturally significant homes we have in the village. She also voiced that she wants the Patel's to continue to prosper but putting a 3-story hotel next to a residence is an insult to the resident and the neighborhood. She asked that the board please take the aesthetics into consideration.
- Philly Desarno, from Chestnut Lane in WG addressed the board as a resident and professional with 20 years' experience in economic development. WG has always been her home. She pointed out that the building the Patel family currently owns is unique and sort of has a 50's motel look. She feels that there's a part of the world that says it needs to be new and updated, but she believes that that little motel should be developed in a way that keeps the flavor that it is. She is asking the Patel's to keep that unique 1950's hotel as it is. She doesn't want Franklin St. to be miracle mile! She feels WG is a beautiful town and it could be ruined if this 3-story hotel is built. She went on to point out some examples of unique motel's in other towns, like the Roxbury Motel in the Catskill's. She suggested that the Patel's make their current hotel the "best on the street" by making it unique, rather than transforming it into a commercial 3 story hotel.

**Review and Approval of Minutes:** Motion to approve minutes of the July 13, 2017 meeting made by Alice Learn, seconded by Chris Arnold, All in favor vote, 12 -aye.

**General Municipal Law 239 Reviews:**

**a. #17-009 – Site Plan Review, Village of Watkins Glen (436 S. Franklin St.)**

Kristin relayed to the board that this referral is in regard to the four variance requests only. All other aspects of the project are reviewed during site plan review. She also reminded the commissioners that they should review these variances for their impact on the county.

Variance #1: Front Setback

From the front of the building, they are proposing a 2-foot set back from the property line.

- Ben asked for a comparison of other buildings in town to get an idea of set back from the sidewalk. Kristin mentioned it would look very similar to how Pizza Hut does now. She also mentioned that there is not a lot of consistency in the front setback within this area.

Variance #2: Side Setbacks

They are looking to move these from 25 feet to 13.5 feet at the north side of the lot and a 0-foot setback on the south side of the property.

- There was questions regarding the electric wires and transformers in comparison to the third story. The architect said the wires would be roughly 5.5 feet from the building.

- This will change the density of the parcel and the footprint will feel bigger because of this.

#### Variance #3: Height Requirements

The current zoning law is 2 stories and this building would be 3 stories.

- Jenna Wilkens asked what the difference in feet is from 2 to 3 stories, with a 35 feet height allowance. They are asking for 3.5 feet higher than what's allowed, at 38.5 feet.
  - There was discussion about rational with this subject.
- Chris Arnold asked when the last time a 3-story building was built in the village.
  - Kristin replied that it was the Harbor Hotel and they are in a different zone with different requirements so they are not an exact comparison.

#### Variance #4: Minimum Parking Requirements

The village zoning requires 41 in comparison to the guest rooms, but they are requesting only 37 parking spaces.

- Kristin mentioned that there is an ordinance in the village that says they can wave the parking requirement  
Brittany Gibson expressed concern about people parking there on the street around this parcel.
  - Kristin reminded the board that they cannot regulate on street parking. We just must evaluate on the current parking law which says it's public parking.
- Harriet Farrell asked if there were examples of other properties in the area with parking variance?
  - Kristin said that she could not affirmatively comment on that however many of the current businesses at the north end of Franklin Street do not have dedicated not at this time.
  - It was said that the significant trend in zoning is to take out minimum parking requirements and replace with maximum parking.

Ed Gates makes a motion that we approve these variances with a clear understanding that it will come back to us as a site plan for our approval as well. Jenna Wilkens seconds this motion.

#### General Discussion on the Motion

- Ben Stamp commented that if this variance were granted, it would be tied permanently to the property regardless of who owns it and if it is reasonable to foresee any issue going forward if any of these properties change ownership? Does the variance stay with the property regardless?
- Brittany Gibson expressed that she feels this would be great for the tourism, but she hears regularly from tourists that they love the character of our village. She also has concerns about power lines and poles. Not comfortable voting on something that holds this much weight. She feels strongly that we need to balance the need of tourism and character of the town, as this could change the general density and have a negative impact on our community environment.
- Harriett Farrell feels invested in this community and its growth. She understands that having hotel availability is incredibly important but she is concerned with the number of variances. She feels that the property is too big and the variances are too many.

The board referred to Robert's rules and voted, with a result of 10 – No, 2 – Yes, motion denied.

**b. #17-007 - Comprehensive Plan, Village of Montour Falls**

This is part of the NYSERDA Cleaner Greener Grant. Montour Falls has been working on this for just over a year.

- Kristin highlighted and reviewed several aspects of this comprehensive plan. The plan focuses on developing policies and action items focused on Municipal Services, Transportation, Housing, Economic Development, Natural Resources, Flood Risks, Energy, Waterfront Development and Land Use Policies.
- The last Comprehensive Plan for the Village was a joint plan between the village and town, but they thought it was important that they have their own. From this comprehensive plan, their zoning is also being updated.
- Ed Gates mentioned that on page 7-8, there is talk about the Marsh, but it does not include discussion of a bridge that allows pedestrians to walk on the east side of the canal between Watkins and Montour.
  - Kristin will add a sentence or two about maintaining the bridge along with the waterfront project.
- Ben Stamp made a "shout out" to Harriett, Kristin and everyone else who worked on this.
- Ben made a motion to approve, pending addition of bridge info. Brittany Gibson seconded this motion. All in favor vote – 12 aye. Motion passed.

**c. #17-008 – Site Plan Review, village of Montour falls (127. N. Catharine St.)**

- Kristin explained this project is to convert a garage/storage area behind Linda's Citgo into a liquor store. The gas station will remain.
- It was suggested that there be adequate signage to distinguish the liquor store from the gas station.
- The committee spoke of the owners being thoughtful about parking with gas pump and store customers and it may be a good idea to add flow arrows on the parking lot, along with clear signage.
- Ben Stamp motions to approve this site plan review with the following recommendations that flow areas are included at the drive entrances and all applicable design guidelines are followed for any additional signage. Peggy Tomassi seconds. All in favor vote – 12, aye. Motion passed.

**d. #17-010 Land Use Law Update, Town of Reading**

- This is a Land Use Update that was part of the NYSERDA Cleaner, Greener Grant. The goal was to clear up some of the convoluted language within the law, add additional language that was missing, and include some best practices to create a modern Land Use Law.
- As part of this effort a new Subdivision Law was also created.
  - There was a long discussion about HOA's for new subdivision's and the impact of having HOAs and the standards for road maintenance within the subdivision.
  - Dave Stamp mentioned that the debate on HOA's was regarding whether they were going to be allowed or mandated? It was asked: Once you bring your road up to standards, will the Town of Reading then take it over? Currently it says

they can but they are not obligated to. This allows the town to maintain the road at their pace. There was a consensus that the HOA's method was favorable.

- Ben Stamp made a motion to approve this Land Use Law update. Chris Arnold seconds this motion. All in favor vote – 12, aye. Motion passed.

**e. #17-011 – Site Plan Review, Town of Reading (3812 State Rte. 14)**

- This Site plan is regarding a small motel called the Lakeside Resort. They are proposing to build a barn and then a carriage house (single family home), as well as construct 8 new cabins behind the facility and then demolish part of the strip motel, that includes 9 units. They plan on this happening in 5 phases, beginning September of 2017 and to be completed in September of 2019.
- A member asked if the planning board will see more detailed site plans as the phases begin.
- Brittany Gibson made a motion to approve this project. Harriett Farrell seconded this motion. All in favor vote – 12, aye. Motion passed.

**Staff Report:**

Kristin spoke about the Downtown Revitalization Initiative (DRI) which is the \$10 million grant for Watkins Glen that was won.

- The Local Planning Committee will be working with a consultant to develop the final DRI Plan to submit to NYS by the end of March.
- Kristin expressed that she feels these funds will change Watkins Glen for the better.

**Old Business: None**

**New Business: None**

**Planning Commissioner – None**

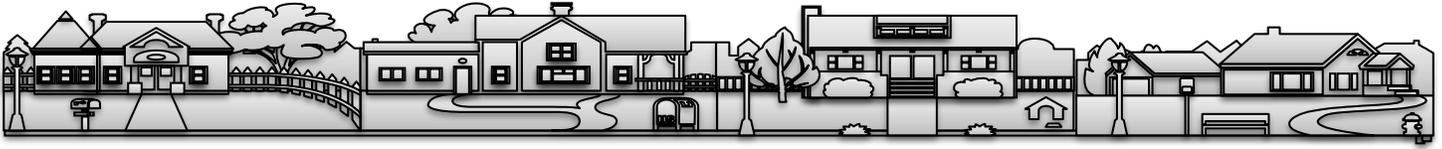
**Adjourn:** Motion made to adjourn at 9:00pm by Ben Stamp, seconded by Harriett Farrell.

**Next Scheduled Meeting:** October 12, 2017 @ 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 September 14, 2017

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**Present:** Chris Arnold, Alice Learn, Matt Schamel, Dave Stamp, Ben Stamp, Peggy Tomassi, Bill Pylypciw, Jenna Wilkens, Ed Gates, Lee Howard, Harriett Ferrell, Brittany Gibson

**Staff Present:** Kristin VanHorn

**Absent:** None

**Excused:** Kate Bartholomew, Rick Hendrick, David Zinger, Ted Marks

**Public:** Kathy Fragola, Mary Cook, Dave Cook, Peggy Field, Sandra Bartone, Gregory Cross, Bryant Myers, Jeff Hazel, Ernest Drake, Joanne Drake, Peter Mantius, JoPat Wright, Michael Hurley, Philly DeSarno, Ken Wilson

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**Call to Order:** The meeting was called to order at 7:04 pm by Matthew Schamel. Kristin apologized for not getting the information out earlier.

### **Opportunity for Public Comment:**

- Mr. Cross asked that the public comment period be tabled until just before GML Referral #17-009
- Mr. Cross, from Watkins Glen commented that to form an opinion, the committee should hear the facts. He said he was concerned about the health and safety of the public welfare and felt that businesses not having cross walks or street lights is a safety hazard. He sat through a zoning meeting in July where he felt the public wasn't heard.
- JoPat Wright, from Watkins Glen spoke and pointed out that she was once chairman of the WG Planning Board. At that time they had to make allowances for growth and change, particularly at the south end of town. She realized that the South end of the town supported the residential district and a small amount of businesses. She mentioned that when they wrote those zoning laws, the part on business transition is small, clear and concise. She emphasized that any planning would give first consideration of maintaining the neighborhood, but not in changing several factors, like safety, etc. She also pointed out that this also states that no building will be no more than 2 stories high in that District. She mentioned that there are clear stipulations by the state of what zoning boards should consider before an appeal and now that we have a \$10 million grant, there will be a lot more coming. She pointed out that in 2016 the zoning law was updated.
- Bryant Myers addressed the board with a thank you and pointed out that he has no ill will towards the Patel family and his remarks are not personal towards them. He expressed that the characteristic of the neighborhood is his main concern, along with all the businesses in that area. He mentioned that they all have parking lots located on Franklin St. and that the residents don't know when they are busy due to the parking location. He also voiced his concern with the value of investment in his home. If this hotel were to be built, this would become a greater populated area, and hence, decrease that value of his home along with his surrounding neighbors.

- Alan Hurley, from Tyrone spoke and he is concerned about the many variances involved. He is concerned with aesthetics of homes and feels that putting a three-story building in the mix, does not fit well with the current aesthetics of this town. He voiced that he is not against the Patel's making money, but doesn't feel it meets the tests of the hardship. He also feels it will impact the community in a negative way. He expressed that there are stipulations in the law that says they must meet these tests. They should have to consider these tests properly. He closed by asking that the board consider these things.
- Mary Cook from Grandview Ave. in Watkins Glen brought up that a year or so ago, curbs where installed on Grandview Ave and now the street is narrower than other street in the Village if there is one car coming, another one can barely get by and she feels it's dangerous and at the same time there are buses coming up and down Decatur.
- Peggy Field who lives on 15<sup>th</sup> St., in Watkins mentioned that Sandy Bartone's home is one of the few architecturally significant homes we have in the village. She also voiced that she wants the Patel's to continue to prosper but putting a 3-story hotel next to a residence is an insult to the resident and the neighborhood. She asked that the board please take the aesthetics into consideration.
- Philly Desarno, from Chestnut Lane in WG addressed the board as a resident and professional with 20 years' experience in economic development. WG has always been her home. She pointed out that the building the Patel family currently owns is unique and sort of has a 50's motel look. She feels that there's a part of the world that says it needs to be new and updated, but she believes that that little motel should be developed in a way that keeps the flavor that it is. She is asking the Patel's to keep that unique 1950's hotel as it is. She doesn't want Franklin St. to be miracle mile! She feels WG is a beautiful town and it could be ruined if this 3-story hotel is built. She went on to point out some examples of unique motel's in other towns, like the Roxbury Motel in the Catskill's. She suggested that the Patel's make their current hotel the "best on the street" by making it unique, rather than transforming it into a commercial 3 story hotel.

**Review and Approval of Minutes:** Motion to approve minutes of the July 13, 2017 meeting made by Alice Learn, seconded by Chris Arnold, All in favor vote, 12 -aye.

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**a. #17-009 – Site Plan Review, Village of Watkins Glen (436 S. Franklin St.)**

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Brittany Gibson expressed concern about people parking there on the street around this parcel.
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  - Kristin said that she could not affirmatively comment on that however many of the current businesses at the north end of Franklin Street do not have dedicated not at this time.
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Ed Gates makes a motion that we approve these variances with a clear understanding that it will come back to us as a site plan for our approval as well. Jenna Wilkens seconds this motion.

#### General Discussion on the Motion

- Ben Stamp commented that if this variance were granted, it would be tied permanently to the property regardless of who owns it and if it is reasonable to foresee any issue going forward if any of these properties change ownership? Does the variance stay with the property regardless?
- Brittany Gibson expressed that she feels this would be great for the tourism, but she hears regularly from tourists that they love the character of our village. She also has concerns about power lines and poles. Not comfortable voting on something that holds this much weight. She feels strongly that we need to balance the need of tourism and character of the town, as this could change the general density and have a negative impact on our community environment.
- Harriett Farrell feels invested in this community and its growth. She understands that having hotel availability is incredibly important but she is concerned with the number of variances. She feels that the property is too big and the variances are too many.

The board referred to Robert's rules and voted, with a result of 10 – No, 2 – Yes, motion denied.

**b. #17-007 - Comprehensive Plan, Village of Montour Falls**

This is part of the NYSERDA Cleaner Greener Grant. Montour Falls has been working on this for just over a year.

- Kristin highlighted and reviewed several aspects of this comprehensive plan. The plan focuses on developing policies and action items focused on Municipal Services, Transportation, Housing, Economic Development, Natural Resources, Flood Risks, Energy, Waterfront Development and Land Use Policies.
- The last Comprehensive Plan for the Village was a joint plan between the village and town, but they thought it was important that they have their own. From this comprehensive plan, their zoning is also being updated.
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- Ben Stamp made a "shout out" to Harriett, Kristin and everyone else who worked on this.
- Ben made a motion to approve, pending addition of bridge info. Brittany Gibson seconded this motion. All in favor vote – 12 aye. Motion passed.

**c. #17-008 – Site Plan Review, village of Montour falls (127. N. Catharine St.)**

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- It was suggested that there be adequate signage to distinguish the liquor store from the gas station.
- The committee spoke of the owners being thoughtful about parking with gas pump and store customers and it may be a good idea to add flow arrows on the parking lot, along with clear signage.
- Ben Stamp motions to approve this site plan review with the following recommendations that flow areas are included at the drive entrances and all applicable design guidelines are followed for any additional signage. Peggy Tomassi seconds. All in favor vote – 12, aye. Motion passed.

**d. #17-010 Land Use Law Update, Town of Reading**

- This is a Land Use Update that was part of the NYSERDA Cleaner, Greener Grant. The goal was to clear up some of the convoluted language within the law, add additional language that was missing, and include some best practices to create a modern Land Use Law.
- As part of this effort a new Subdivision Law was also created.
  - There was a long discussion about HOA's for new subdivision's and the impact of having HOAs and the standards for road maintenance within the subdivision.
  - Dave Stamp mentioned that the debate on HOA's was regarding whether they were going to be allowed or mandated? It was asked: Once you bring your road up to standards, will the Town of Reading then take it over? Currently it says

they can but they are not obligated to. This allows the town to maintain the road at their pace. There was a consensus that the HOA's method was favorable.

- Ben Stamp made a motion to approve this Land Use Law update. Chris Arnold seconds this motion. All in favor vote – 12, aye. Motion passed.

**e. #17-011 – Site Plan Review, Town of Reading (3812 State Rte. 14)**

- This Site plan is regarding a small motel called the Lakeside Resort. They are proposing to build a barn and then a carriage house (single family home), as well as construct 8 new cabins behind the facility and then demolish part of the strip motel, that includes 9 units. They plan on this happening in 5 phases, beginning September of 2017 and to be completed in September of 2019.
- A member asked if the planning board will see more detailed site plans as the phases begin.
- Brittany Gibson made a motion to approve this project. Harriett Farrell seconded this motion. All in favor vote – 12, aye. Motion passed.

**Staff Report:**

Kristin spoke about the Downtown Revitalization Initiative (DRI) which is the \$10 million grant for Watkins Glen that was won.

- The Local Planning Committee will be working with a consultant to develop the final DRI Plan to submit to NYS by the end of March.
- Kristin expressed that she feels these funds will change Watkins Glen for the better.

**Old Business: None**

**New Business: None**

**Planning Commissioner – None**

**Adjourn:** Motion made to adjourn at 9:00pm by Ben Stamp, seconded by Harriett Farrell.

**Next Scheduled Meeting:** October 12, 2017 @ 7:00 p.m., Schuyler County Human Services Complex