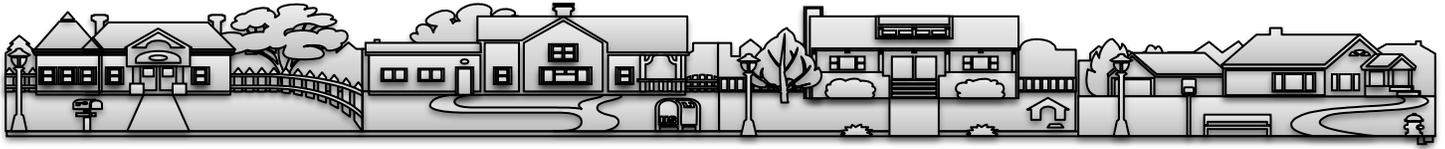


Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes Schuyler County Planning Commission January 11, 2018

Present: Chris Arnold, Ted Marks, Ben Stamp, Jenna Wilkens, Kate Bartholomew, Bill Pylypciw, Rick Hendrick, Harriett Ferrell, Brittany Gibson, Matt Schamel, Ed Gates, Peg Tomassi, Joe Sevier

Staff Present: Kristin VanHorn,

Absent:

Excused: Alice Learn, David Zinger

Public: None

Call to Order: The meeting was called to order at 7:02 by Matt Schamel.

Opportunity for Public Comment: None

Election of 2018 Officers

- a. Chairman – Matt Schamel
- b. Vice Chairman – Ben Stamp
- c. Secretary – Peg Tomassi

Review and Approval of Minutes: Minutes from the December 14, 2017 planning board meeting were approved with the correction that Lucky Hair should be changed to Lucky Hare by Ted Marks, seconded by Brittany Gibson. All in favor vote, 13-aye. Motion passed.

General Municipal Law 239 Review

- a. #18-001 Subdivision Review, Town Of Dix

This review represents 99 acres being subdivided into three parcels in Beaver Dams. The members discussed the size of the lot and didn't see any issues.

Ben Stamp made a motion to approve this review, seconded by Matt Schamel. All in favor vote, 13-aye. Motion passed.

Staff report: Kristin introduced Joe Sevier, representing the Town of Tyrone, and welcomed him back.

DRI Update: There was a meeting on January 10, where the Local Planning Committee (LPC) went through each of the projects that have been submitted up to this point. The meeting went well and they are starting to identify which projects will be included in the final plan for funding. Some include new street lights on Franklin St. There is also a project that aims to

revamp Clute Park to improve this underutilized asset in the village and the community. There is a landscape architecture firm looking at the master plan of the whole park.

The SCOPED created a website which contains all the DRI information (<http://flxgateway.com/dri/>)

Old business:

Ted Marks asked about the houses under construction on Madison Ave and Monroe Street. Kristin provided an update that they are single-family homes, not apartments which are intended to be vacation rentals when complete. Currently, the village does not regulate short-term rental properties. At DRI meetings they have spoken about the possibility of ensuring that any DRI funding used to convert second and third stories into apartments include the guidelines that the properties cannot be vacation rentals for a certain amount of years.

New business: Kristin reminded the members that they each need 4 hours of training and not everyone got their training in for 2017. Southern Tier Central Regional Planning Board holds an all-day conference where you can up to 8 credits throughout the day. Kristin sent an email about this. The training is in April. Local municipalities may reimburse you. The cost for the conference is \$50.00. Members commented that they felt it was an excellent training.

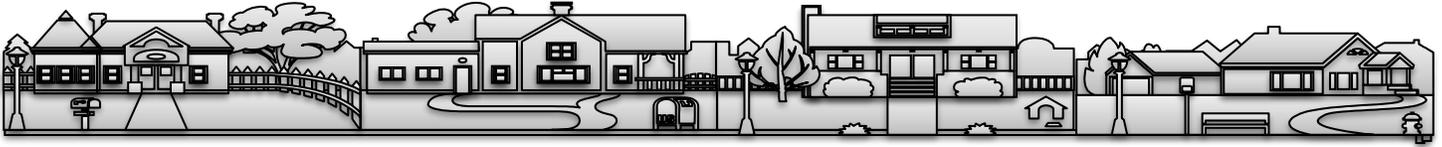
Adjourn: Motion made to adjourn the meeting by Ted Marks at 7:30pm. Seconded by Brittany Gibson.

Next Scheduled Meeting: Thursday, February 8, 2018 @ 7:00pm, Schuyler County Human Service 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 February 8, 2018

Present: Ted Marks, Ben Stamp, Bill Pylypciw, Rick Hendrick, Ed Gates, Joe Sevier, David Stamp, Alice Learn

Staff Present: Kristin VanHorn

Absent: Peg Tomassi, Kate Bartholomew, Jenna Wilkins

Excused: Chris Arnold, Matthew Schamel, Brittany Gibson

Public: Chad Hendrickson

Call to Order: Ben Stamp called the meeting to order at 7:03.

Opportunity for Public Comment: None

Review and Approval of Minutes: Ted Marks made a motion to approve the minutes from the January 11, 2018 planning board meeting. Seconded by Dave Stamp. All in favor vote, 8-aye. Motion passed.

General Municipal Law 239 Review

a. #18-002 – Town of Montour Zoning Update

Kristin explained that the town is putting compiling their local laws into E-Code. As part of that, there was a general review of the local laws and several updates were recommended.

- There was discussion among the members regarding the definitions of Brewery or Brewing Company. Ted Marks suggested that they include all the craft beverages. Ben Stamp mentioned that you can be a licensed winery and not produce any wine. Maybe a better way to define this is: “A business involved in the production and/or sales of...”. It was suggested that they group the beverages all together. Ben suggested that they may want to define it like the state does.
- Ted Marks asked about (11) The definition of “swimming pool”. He didn’t understand the point in this change. There was discussion among the members that this seemed like a poor definition. It was stated that this needs to be part of zoning because you need a permit to have a swimming pool. The members agreed that the uniform code definition is very applicable and it does not say “pool” in the definition. Ben made a motion to accept this referral, with the suggested changes in working. Seconded by Joe Sevier. All in favor vote – 8, aye. Ed Gates abstained. Motion passed.
- Ed Gates said he had difficulty determining where the changes were because he wasn’t sure whether it was the full sentence or part of the sentence. Other members agreed this was confusing

Staff Report:

- DRI Update: Ben reported on last week's local planning committee meeting for the downtown revitalization. The meeting focused on some of the larger projects, such as the 4th St. corridor being more pedestrian friendly. They had some input from Cargill that gave insight as to what Cargill is willing to do, as far as giving the village the right of way. They gave a visual idea of how they will make this more pedestrian friendly. They were able to go through some items that the consultants pulled up about how they will make the gateways to the village look nicer. The focus points are the Clifford building and 414 coming from the east side. They talked about how Clute Park will be laid out, how the improvements will go and how they will be sized. They are crunching numbers regarding the cost to build the proposed ice rink at Clute park.
 - The next DRI meeting will be on February 15th. This is a local planning committee meeting which is open to the public from 6-8 at the village hall.
 - SCOPED created a website, which contains all of the DRI information: (<http://flxgateway.com/dri/>)
 - The final DRI Plan will be submitted to the state on March 31

Old Business:

- Town of Hector Zoning Commission: The Zoning commission has had two meetings and they are looking at the comprehensive plan to understand the goals and objectives of the town.
 - Ed Gates expressed concern over the Town of Hector putting restrictions on farmers. He spoke of the Town of Ulysses trying to restrict farmers from spreading manure. He expressed that this frightens him about what the Town of Hector could do to him and other farmers in the town. Kristin expressed there are several farmers on the zoning commission and that as this process continues agriculture and the protection of farmland will be discussed by the commission
- The Village of Montour falls is finalizing their zoning update. They are looking into Main Street, to try to make it a little more attractive.

New Business: None

Planning Commissioner – Community Update

- Rick Hendrick mentioned that the Farm Sanctuary is purchasing a lot of land within the Town of Orange.
- Bill Pylypciw was at a zoning meeting in the Village of Watkins Glen and it got heated. They were concerned about the homes new vacation rentals being built within the Village.

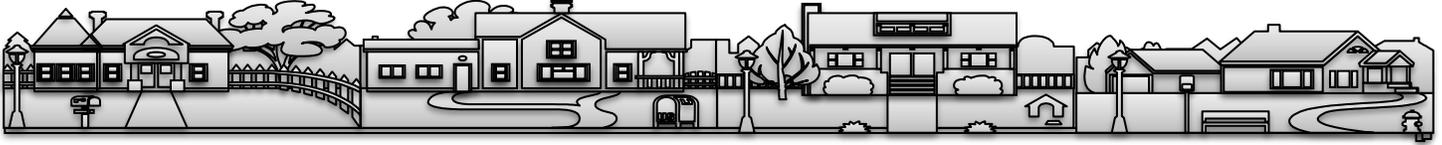
Adjourn: Motion made to adjourn the meeting by Ben Stamp at 7:34pm. Seconded by Rick Hendrick.

Next Scheduled Meeting: Thursday, March 1, 2018 @ 7:00pm, Schuyler County Human Service 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 1, 2018

Present: Ted Marks, Ben Stamp, Bill Pylypciw, Rick Hendrick, Ed Gates, Joe Sevier, David Stamp, Alice Learn, Peg Tomassi, Kate Bartholomew, Harriet Ferrell

Staff Present: Kristin VanHorn

Absent: Jenna Wilkins

Excused: Brittany Gibson, Rick Hendrick, Joe Sevier, Jenna Wilkens

Public: Chuck Franzese, Randy Thorpe

Approval of the Mins: Motion to Approve made by Alice Learn, seconded by Dave Stamp. All in favor vote 7-0, Harriet Farelle, Chris Arnold, Peggy Tomassi and Kate Bartholomew.

GML 239 Referral

#18-003 – Site Plan Review, Town of Dix

Chuck Franzese described the proposed project for the construction of a heated maintenance facility and office to serve Perfect Cut Landscaping.

- Peggy Tomassi asked what the primary use of the facility will be?
 - o Primarily the use will be the maintenance of equipment.
- Ted Marks asked if the public will be accessing this facility?
 - o Not at this time, there may be plans in the future that is could possibly be used for the commercial sale of landscaping products.

Motion to approve this proposal with the recommendation that before commercial sales are available that this project comes back to the planning boards for review made by Kate Bartholomew, seconded by Ted Marks. All in favor vote 10-1. Opposed by Ed Gates, noting that this project does not support the agriculture community that is surrounding to the project.

Staff Report

DRI – Kristin reported that the DRI process is wrapping up. The last public workshop will be held on March 7th from 6-8pm at the Community Center, the LPC will meet for a final time on March 13th and then the final plan will be submitted to NYS on March 31st.

Project Updates

WWTP – Kristin reported that the WWTP is moving forward on track for completion in October 2019.

Kayak Launch – The Village is in the process of awarding the bid for construction.

Motion to Adjourn: Dave Stamp made a motion to adjourn at 7:30, seconded by Kate Bartholomew.

Call to Order: Matt Schamel called the meeting to order at 7:01.

Opportunity for Public Comment: None

Review and Approval of Minutes: Motion to Approve made by Alice Learn, seconded by Dave Stamp. All in favor vote 7-0, Harriet Farelle, Chris Arnold, Peggy Tomassi and Kate Bartholomew.

General Municipal Law 239 Review

a. #18-003 – Town of Dix, Site Plan Review (Perfect Cut Landscaping)

Chuck Franzese described the proposed project for the construction of a heated maintenance facility and office to serve Perfect Cut Landscaping.

- Peggy Tomassi asked what the primary use of the facility will be?
 - Primarily the use will be the maintenance of equipment.
- Ted Marks asked if the public will be accessing this facility?
 - Not at this time, there may be plans in the future that is could possibly be used for the commercial sale of landscaping products.

Motion to approve this proposal with the recommendation that before commercial sales are available that this project comes back to the planning boards for review made by Kate Bartholomew, seconded by Ted Marks. All in favor vote 10-1. Opposed by Ed Gates, noting that this project does not support the agriculture community that is surrounding to the project.

Staff Report:

- DRI Update: Kristin reported that the DRI process is wrapping up. The last public workshop will be held on March 7th from 6-8pm at the Community Center, the LPC will meet for a final time on March 13th and then the final plan will be submitted to NYS on March 31st.

Old Business:

- WWTP – Kristin reported that the WWTP is moving forward on track for completion in October 2019.
- Kayak Launch – The Village is in the process of awarding the bid for construction.

New Business: None

Planning Commissioner – Community Update

- None

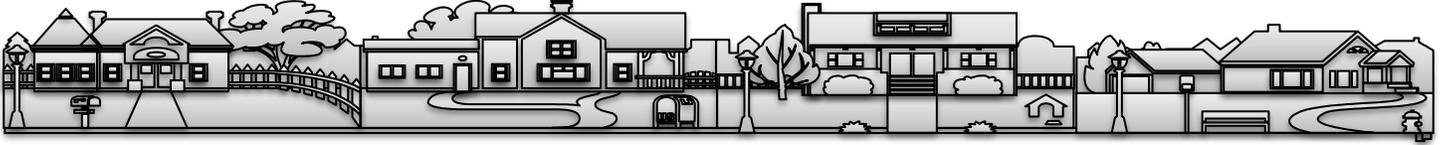
Adjourn: Motion made to adjourn the meeting by Dave Stamp at 7:30pm. Seconded by Rick Hendrick.

Next Scheduled Meeting: Thursday, April 12, 2018 @ 7:00pm, Shared Services Building

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 1, 2018

Present: Ted Marks, Ben Stamp, Bill Pylypciw, Rick Hendrick, Ed Gates, Joe Sevier, David Stamp, Alice Learn, Peg Tomassi, Kate Bartholomew, Harriet Ferrell

Staff Present: Kristin VanHorn

Absent: Jenna Wilkins

Excused: Brittany Gibson, Rick Hendrick, Joe Sevier, Jenna Wilkens

Public: Chuck Franzese, Randy Thorpe

Call to Order: Matt Schamel called the meeting to order at 7:01.

Opportunity for Public Comment: None

Review and Approval of Minutes: Motion to Approve made by Alice Learn, seconded by Dave Stamp. All in favor vote 7-0, Harriet Ferrell, Chris Arnold, Peggy Tomassi and Kate Bartholomew.

General Municipal Law 239 Review

a. #18-003 – Town of Dix, Site Plan Review (Perfect Cut Landscaping)

Chuck Franzese described the proposed project for the construction of a heated maintenance facility and office to serve Perfect Cut Landscaping.

- Peggy Tomassi asked what the primary use of the facility will be?
 - Primarily the use will be the maintenance of equipment.
- Ted Marks asked if the public will be accessing this facility?
 - Not at this time, there may be plans in the future that it could possibly be used for the commercial sale of landscaping products.

Motion to approve this proposal with the recommendation that before commercial sales are available that this project comes back to the planning boards for review made by Kate Bartholomew, seconded by Ted Marks. All in favor vote 10-1. Opposed by Ed Gates, noting that this project does not support the agriculture community that is surrounding to the project.

Staff Report:

- DRI Update: Kristin reported that the DRI process is wrapping up. The last public workshop will be held on March 7th from 6-8pm at the Community Center, the LPC will meet for a final time on March 13th and then the final plan will be submitted to NYS on March 31st.

Old Business:

- WWTP – Kristin reported that the WWTP is moving forward on track for completion in October 2019.

- Kayak Launch – The Village is in the process of awarding the bid for construction.

New Business: None

Planning Commissioner – Community Update

- None

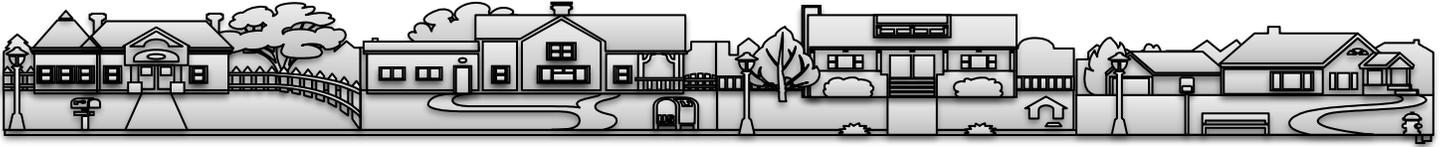
Adjourn: Motion made to adjourn the meeting by Dave Stamp at 7:30pm. Seconded by Rick Hendrick.

Next Scheduled Meeting: Thursday, April 12, 2018 @ 7:00pm, Shared Services Building

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 12, 2018

Present: Chris Arnold, Kate Bartholomew, Jenna Wilkens, Ed Gates, Brittany Gibson, Bill Pylpciw, Peggy Tomassi, Rick Hendrick, Dave Stamp, Alice Learn, Ben Stamp, Ted Marks, Harriett Farrell, Matthew Schamel

Staff Present: Kristin VanHorn

Absent: None

Excused: Joe Sevier

Public: Andrew Zellers, Joshua Navone, Bill Murrell

Call to Order: Peggy Tomassi, called the meeting to order at 7:05.

Opportunity for Public Comment: None

Review and Approval of Minutes: Kate Bartholomew made a motion to approve the minutes from the March 1, 2018 planning board meeting. Seconded by Chris Arnold. All in favor vote, 14-aye. Motion passed.

General Municipal Law 239 Review

a. #18-004 – Town of Dix, Subdivision Plan Review

This review covers subdividing a house from farmland – 12 acres in total. Josh Navone spoke on behalf of the land owner Bill Murrell stating that they are taking 1.57 acres off 12.4 acres leaving a 10.5-acre parcel. Murrell lives across the street from this land and is selling the property. This will not change the future use of the property or the character of the community. This land was cut for hay last year by a farmer. Brittany made a motion to pass this plan. It was seconded by Harriett Farrell. All in favor vote, 14-aye. Motion passed.

b. #18-005 – Village of WG, Zoning Board of Appeals Application (Digital Sign)

This review is regarding the proposed placement of a digital sign at the intersection of Rt 414 and Rt 14 (bottom of “Corning Hill”. The applicant is applying for a use variance from the ZBA as this type of sign is not allowed within the Watkins Glen Zoning. It was said that the sign would be used for paid advertising, and that the business owners would also post emergency notifications on it for the community members. There was much discussion relating to the negative impact that this type of digital sign would have regarding the character of the county. The members also felt that the sign would be a hazard to the motoring public. The members discussed the fact that the zoning regulation was written to prevent this type of sign. Ted Marks makes a motion to deny this review. Seconded by Ed Gates seconds. All in favor vote, 13-aye, 1 opposed. Motion passed.

Old business: The DRI plan is in to the state. They ended up with 15.9 million dollars' worth of projects. They will select 9.7 million of that. They feel they have excellent projects. The sidewalks on the east side of the village will be completed by the end of June.

New business: The members spoke about several new businesses locating within the Village of Watkins Glen including a Meat Market and Deli on 4th Street and a Pierogi Restaurant next to Wags and Riches on Franklin Street.

Planning Commissioner – Community Update:

Ben Stamp:

- Ben announced that the FLX Gateway CDC will be holding a community clean- up day on April 21, in celebration of Earth Day in both Watkins Glen and Montour Falls.
- Ben announced the ARC race at the Glen is on Saturday, April 14 beginning at 8AM.

Glass Barge Update:

- The glass barge will be docked at a pier in Seneca harbor from Sep. 11 – 16th, with potential to arrive a day or so earlier.
- The barge will be open from 11:00AM – 7:00PM every day for visitors.
- There will be glass blowing demonstrations.
- The barge will be accompanied by a tug boat and old schooner.
- There has been discussion about holding a large community event on Saturday, Sep 15th. This year will mark the 150th anniversary of glass coming from Brooklyn to Corning. They would like to incorporate the canal history into this celebration.
- The barge holds 150 people.
- It was also brought up that this year is the 70th anniversary of the first race in the Glen and it would be nice to try and collaborate some things with these two events.
- We are the last floating stop and then the barge will be transported via truck to Corning.

Ted Marks

- Ted spoke about Finger Lakes TBEX event that will be coming to the Fingers Lakes area in September. You can see their promo here, <https://vimeo.com/236140871>.

Brittany Gibson:

- The main entrance of the WG State Park will open on May 25. The Gorge trail will likely open before this date.
- Brittany mentioned the travel writer and TV Host on PBS – “Travels with Darley”. Last September there was an episode on the Finger Lakes region with 2.5 million viewers. There was 15 minutes of a second hour episode about the national forest. The new season features episodes filmed in the Southern Finger Lakes and airs Sunday, April 29, 2018 at 1p.m. on WXXI-TV . You can also look this up on your local PBS station and it will show a schedule.

Miscellaneous:

- Several members showed concern about overnight truck parking in unfavorable locations throughout the community.
 - Kristin will look into this to see if there's an ordinance, and check into the local law.

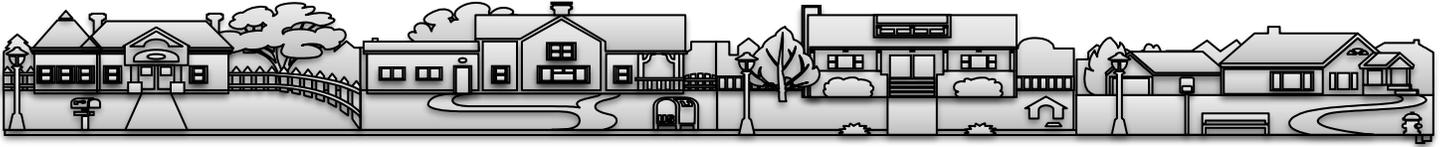
Adjourn: Motion made to adjourn the meeting by Matt Schamel at 7:50pm. Seconded by Dave Stamp. Meeting adjourned.

Next Scheduled Meeting: Thursday, May 10, 2018 @ 7:00pm, Schuyler County Human Service 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 10, 2018

Present: Chris Arnold, Jenna Wilkens, Bill Pylpciw, Peggy Tomassi, Rick Hendrick, Dave Stamp, Ben Stamp, Ted Marks, Harriett Farrell, Matthew Schamel, Joe Sevier

Staff Present: Kristin VanHorn

Absent: None

Excused: Kate Bartholomew, Ed Gates, Brittany Gibson, Alice Learn

Public: Gordon Perry, Mark Menio, Lorraine Menio, Thomas Menio, Vikki Perazzini, Louis Perazzini, David Macri

Call to Order: Matt Schamel called the meeting to order at 7:02.

Opportunity for Public Comment:

- Louis Perazzini: As an owner of a business in the Village of Watkins Glen he supports this project and thinks it will be a good addition to the community.

Review and Approval of Minutes: Peggy Tomassi made a motion to approve the minutes from the April planning board meeting. Seconded by Ben Stamp. All in favor vote, 11-aye. Motion passed.

General Municipal Law 239 Review

- a. #18-007 – Village of Watkin Glen, Zoning Board of Appeals, House Demolition
This project includes a use variance to demolition an existing house within the Village of Watkins Glen to build a parking lot, that would support a proposed restaurant on the opposite side of the street. The property adjoins the NYS Park Bus Parking Lot. Lorraine Menio and Mark Menio spoke on behalf of the project.
 - The property was purchased to be used as a parking lot.
 - There is substantial air and noise pollution in this area as a result of the idling busses in the State Park parking lot.
 - The house is unsellable in its current condition and would require \$100,000 + to renovate and bring up to code.
 - Will be used as public parking with meters and 24-hour security cameras and lights, the property owners will maintain and monitor the lot.
 - The parking lot will cater to car clubs and motor cycle groups.

Kristin provided an overview of her comments on the projects, including concerns with the location of the proposed parking lot in the middle of the block, additional noise and air

pollution in the residential neighborhood and that the ZBA application indicated that the parking lot was to be used to accommodate the required parking for the proposed restaurant, not to be used as a public parking lot.

- The Menio's indicated that they understood and would be using the lot for their customers.

General Discussion:

- Dave Stamp asked if there could be a buffer installed on the east side of the lot.
- Ben Stamp noted that the zoning law is very strict around this issue. However, the State by making several unilateral decisions to take a building down to construct a parking lot on the adjacent lot creates a situation that all of the effects are still unknown. Several other board members agreed.
- The board all agreed that this variance should be contingent on the restaurant moving forward, and should not be allowed to be a standalone parking lot.

Ted Marks made a motion to approve this use variance with the recommendation that it will only be granted upon site plan approval and issuance of a building permit for the entire restaurant project, seconded by Matt Schamel.

All in favor vote, 10-aye, 1- abstain (Bill Pylpciw). Motion passed.

Old business:

- #17-001 - Business Park, Wine Production Facility held its ground breaking and is expected to begin construction soon.
- #18-003 – Perfect Cut Landscaping Use Variance and Site Plan Review – The Town of Dix Planning Board approved this Site Plan without the recommendations of the County Planning Board
- #18-005 – Digital Sign, Use Variance – The Village of Watkins Glen ZBA voted not to approve the use variance.

New business: None

Planning Commissioner – Community Update: None

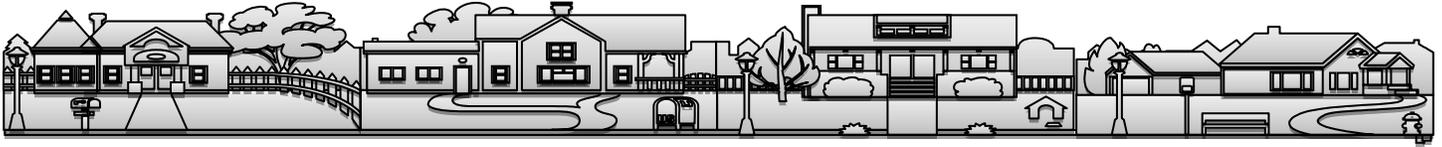
Adjourn: Motion made to adjourn the meeting by Matt Schamel at 8:05pm. Seconded by Ben Stamp. Meeting adjourned.

Next Scheduled Meeting: Thursday, June 14, 2018 @ 7:00pm, Schuyler County Human Service 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 August 9, 2018

Present: Chris Arnold, Jenna Wilkens, Rick Hendrick, Dave Stamp, Ben Stamp, Ted Marks, Matthew Schamel, Joe Sevier, Kate Bartholomew, Alice Learn, Ed Gates (arrived at 7:21)

Staff Present: Kristin VanHorn

Absent: None

Excused: Brittany Gibson, Bill Pylpciw, Peggy Tomassi, Harriett Farrell,

Public: None

Call to Order: Matt Schamel called the meeting to order at 7:03

Opportunity for Public Comment: None

Review and Approval of Minutes: Dave Stamp made a motion to approve the minutes from the May planning board meeting. Seconded by Joe Sevier. All in favor vote, 10-aye. Motion passed.

General Municipal Law 239 Review

- a. #18-009 – Village of Watkin Glen, Site Plan Review – Seneca Cheese Company
This project
 - Will add a second story that will contain one apartments intended for long-term rental and a patio to serve the restaurant.
 - The parking on Madison is dedicated to the 2nd level residents for long-term rental.
 - The patio will overhang the original building by 4 feet.
 - On the first floor they plan to make several façade improvements and add a 20' addition off the back of the building.
 - Kristin noted that this addition will require the applicant to obtain a variance to increase their lot coverage to 74% (70% is allowed in the zoning law). She also noted that it will be likely this project will come back to the county for site plan approval once the variance has been established.
 - The parking lot will be expanded and paved, the original curb cut will also be increased from 12 feet to 24 feet

General Discussion:

- Dave Stamp noted the zoning code language.

- Alice Learn is concerned about design guidelines that are in place that if board approves, it then goes against the initial guidelines that were already set in place and noted in other projects.
- Kristin explained that the existing design guidelines state that the applicant “*should*” meet the requirement, instead of the applicant “*must*” meet this requirement. In this case the applicant felt not following the design guidelines was better for the overall project. Board was concerned about future projects and allowing one to pass with wording that is not cut right to the point.

Matthew Schamel proposed to approve changes to the site plan, second by Dave Stamp. All in favor vote, 11-aye. Motion passed.

b. #18-010 – Village of Watkins Glen, Site Plan Review – Arc of Schuyler

- Building sits at the existing community building across the street from ARC. NYS is changing the standards for services that are to be provided. The new building project will be focused around community and activities that apply towards their clients and also to the community.
- There will be an additional entrance on Porter street for the bus drop off
- The property will include additional drainage improvements to accommodate the new addition.
- With the addition this project still meets the required parking there is also ample parking at the ARC building across the street.
- Ted Marks made a statement that he noted no issues with this project at this time.

Kate Bartholomew made a motion to approve to project, second by Dave Stamp. All in favor vote, 12-aye. Motion Passed

Staff Report

- a. Kristen mentioned the DRI projects were awarded. If anyone wants to look at the award announcement or final plan it can be found here:
<https://www.ny.gov/downtown-revitalization-initiative/southern-tier-watkins-glen>
 - i. Many projects will be getting underway soon but no contracts to be in place until April/May 2019.
 1. Street lighting project will move forward faster than others.
 2. Captain Bills is hoping to break ground in the Fall of 2018
 3. Both of the housing projects awarded DRI funding are currently moving through the Village Planning Board.
 - b. Lead NY starts up 8/10/2018.

Old business:

- a. Project Updates
 - #18-008 – Burge Subdivision, in the Town of Dix and was approved.

- #18-007, Menio Parking Lot, Zoning Board of Appeals in the Village of Watkins Glen was denied.
- Walmart Repainting Project: The Village of Watkins Glen spent a lot of time and resources trying to work with Walmart to preserve the colors that the community felt were agreed upon when the project was originally approved. Ultimately, the approving resolution did not state in writing anything regarding the colors of the building. They were able to come to a compromise by shrinking the blue in the middle and in the future will go through the planning board for approval on color.
- Matthew Schamel asked about kayak launch. Kristin noted that there have been a few delays, but it should start up again soon.
- Joe Servier asked about the sidewalk project. Kristin said the project will restart the Monday after the Vintage Festival.
- FLX CDC has been helping to facilitate an effort to create business improvement district in the Village of Watkins Glen. Feedback has been positive after 2 workshops and the BID Work Plan will be presented to the Village Board on August 20th.
- Most exciting one: Clute park. Plan will change the entrance into the village and looking to make it used year-round.

New business:

- Kristin asked for thoughts on having longer meetings or have 2 meetings in 1 month as more projects are coming up rapidly. Ted recommended starting earlier and having it lasting longer.

Planning Commissioner – Community Update:

- Town of Cayuta: Chris Arnold mentioned that there is a proposed recycling/garbage transfer station being proposed on Route 13. Kristen stated that project will require DEC permitting and expects there will be an opportunity for public comment at some point in the process.
- Town of Hector: Matthew Schamel noted the Hector Zoning Commission will be holding public input meeting at 4 different locations to talk about land use and land planning. The meeting will include several different exercises gather input on what areas of the town should be protected/preserved or where development should be encouraged. Once the draft regulations have been developed the Town will hold another series of public input session.

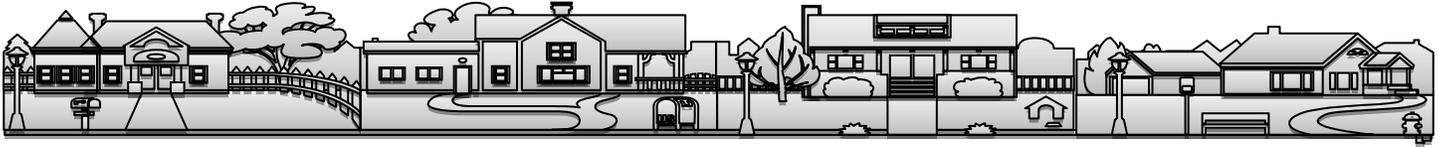
Adjourn: Motion made to adjourn the meeting by Joe Sevier at 8:03pm. Seconded by Matthew Schamel. Meeting adjourned.

Next Scheduled Meeting: Thursday, September 13, 2018 @ 7:00pm, Schuyler County Human Service 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 13, 2018

Present: Chris Arnold, Rick Hendrick, Dave Stamp, Ted Marks, Joe Sevier, Ed Gates, Harriett Ferrell, Bill Pylpciw

Staff Present: Kristin VanHorn

Absent: None

Excused: Brittany Gibson, Peggy Tomassi, Matthew Schamel, Kate Bartholomew, Jenna Wilkens, Ben Stamp, Alice Learn

Public: Barbara MacBlane, Robert MacBlane

Call to Order: Ted Marks called the meeting to order at 7:03pm

Opportunity for Public Comment: None

Review and Approval of Minutes: Ed Gates made a motion to approve the minutes from the August planning board meeting. Seconded by Dave Stamp. All in favor vote, 8-aye. Motion passed.

General Municipal Law 239 Review

- a. #18-009a – Village of Watkins Glen – Area Variance, Seneca Cheese Co. (29 N. Franklin St)
 - Kristin reminded the board that at last month’s meeting, they reviewed this project from Site Plan Review with the understanding that applicant would be coming for a area variance this month.
 - Kristin asked Robert MacBlane about changes with the building layout since last meeting. Bob stated there has been no change, only date was the cover of the layout that was presented during meeting.
 - The proposed project includes the addition of three new drywells on the site, currently there is not any drainage mitigation on the site.
 - They also eliminated a parking spot to create more green space.

Dave Stamp made a motion Harriett Ferrell 2nd. All in favor aye. Motion was passed.

- b. #18-011 – Village of Watkins Glen – Zoning Law Revision
 - Zoning amendment; In addition of the short-term rental, revision of bulk density and design guidelines stating that it “should”, is being changed to “must”.
 - Pertaining to short term rentals, the zoning amendment guidelines have the full intent to protect character and the safety of our community. Regulations are being created

around the guidelines to ensure safety. Example given was making sure that rentals have rental insurance.

- Ted asked about the Town of Starkey's regulations which were recently passed.
- Kristin stated that the village has included the requirement for a rental contract to regulate other guidelines in the village (ex: noise ordinance & parking restrictions). It allows the neighbors to have notice that things are happening around them.
- Ted Marks asked if every property in village has sewer. Kristin stated all but 2 and they are covered by the guidelines.
- Bulk density table- minimum lot area was out of character of the village. Goals are for a dense & urban location. An additional change was the maximum height of the building has to be 35 ft for a 2 or 3 story residence. This change is put in place to regulate height to keep a standard height level for everyone. Images were shown of different examples of story height; all had a similar mass but have different levels and height levels per story.
- Bill Pylpciw asked about the height, if someone would put an AC unit in based on the height limit. Kristin stated that from the base level, no matter what situation the max level would be 35 ft without going through the variance process.
- Ted Marks asked if the waste water treatment plan and lakefront heights have a height restriction. Kristin stated that the lakefront district does not have height restriction, all dictated by the planning board.

Motion made by Bill P, second by Chris Arnold. All in favor 8–aye. Motion passed

c. #18-012 – Village of Watkins Glen – Site Plan Review, Salubria Apartments (109-111 N. Franklin St)

- The plan is to mimic brick building across the street (The Glen Theater). Plan is to demolish the whole building and put up a new 3 story building. The 1st floor would be for commercial use. The 2nd floor would be for fair market housing. Where the existing beer garden is for the rooster fish brewing will become a parking lot. The cutouts on the map provided are for the drainage and lighting. A curb will also be added on 2nd street. The front area of the building will have a tree planted with a little plaza for gatherings. Parking will be designated to the tenants.
- This building will provide 24 apartments all target towards affordable fair market housing. It is not dedicated to any certain population. The building will have an elevator with a controlled entry point to get into the building.
- The house on west side of building will come down in demolition. There is a substantial need for housing that is affordable in this area. It was mentioned in order to bring others into the community we need housing for them to stay.
- Rooster fish will have new component in the new building, but it is unknown what it is at this time.
- Bill Pylpciw asked about parking for residents. There will be 1 parking place per unit with a total of 33 parking spaces in the lot. Harriett Ferrell stated that she doesn't want Watkins to be that place that you cannot find a parking spot in. Possible restriction to

come for parking to residence's only after a certain hour. Conversation was had about homeowners who live in the village being able to not find parking by their house for those who do not have driveways. The expected start date is March 2019 with occupancy 1 year afterwards.

Motion was made by Harriett Ferrell. Second by Ted Marks. Motion was passed.

Staff Report

- a. Glass barge starts tomorrow (September 14); tickets are still available.
- b. Kristin provided an update of the status of the DRI Projects.

Old business:

- a. Project Updates-
 - Hector zoning – 45 people have come out to the first meeting. It is going well so far. Next meetings to come are in Searsburg Tuesday night, Burdett Wednesday night and at the Hector fire dept week after.

New business: None

Planning Commissioner – Community Update:

- Town of Reading, Dave Stamp: Dave mentioned that the Town of Reading held a public hearing on the proposed land use law changes. Kristin stated that went to the hearing and the proposed changes that were a result of public comment were insignificant.
- Town of Cayuta, Chris Arnold: Reported that the site of the proposed transfer station off Rt 13 is being prepared.

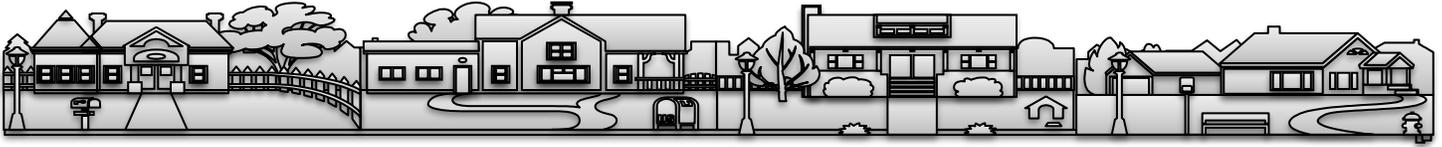
Adjourn: Motion made to adjourn the meeting by Ted Marks at 8:18pm. Seconded by Harriett Ferrell. Meeting adjourned.

Next Scheduled Meeting: Thursday, October 11, 2018 @ 7:00pm, Schuyler County Human Service Complex.

Schuyler County Planning Commission

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Meeting Minutes Schuyler County Planning Commission October 11, 2018

Present: Chris Arnold, Rick Hendrick, Dave Stamp, Ted Marks, Joe Sevier, Ed Gates, Bill Pylpciw, Alice Learn, Matthew Schamel, Ben Stamp

Staff Present: Kristin VanHorn

Absent: None

Excused: Brittany Gibson, Peggy Tomassi, Kate Bartholomew, Jenna Wilkens, Harriett Ferrell

Public: Mark Menio, Lorraine Menio, Thomas Menio, Stacy Gray, David Macri, Louie Perazzini, George Lawson, Robin LaFace, Giuseppe LaFace

Call to Order: Matt Schamel called the meeting to order at 7:03pm

Opportunity for Public Comment: None

Review and Approval of Minutes: Bill Pylpciw made a motion to approve the minutes from the September Planning Board Meeting. Seconded by Joe Sevier. All in favor vote, 9-aye. Motion passed.

General Municipal Law 239 Review

- a. #18-013 – Town of Dix – Subdivision (2556 Beaver Dams-Moreland Rd)
 - Ben asked is there should be a larger concern that significant land within the County Ag District in the Town of Dix has been subdivided of the last year.
 - Ed asked is the land was previously farmed, what the soils were, and if the land is currently tiled.
 - It was noted that the land will be divided for two single family homes for relatives of the current parcel owner.
 - Motion to approve the subdivision made by Ted Marks, seconded by Matt Schamel. All in favor 8-aye, Ed Gates opposed. Motion approved.

- b. #18-014 – Town of Dix – Subdivision (3019 Beaver Dams-Moreland Rd)
 - Ed asked is the land was previously farmed, what the soils were, and if the land is currently tiled.
 - Ed asked with the history of the parcel was – noted that we should not let them plant trees on the property as it could impact future agricultural production.
 - There was a question from the board about access to the site. Kristin noted that a 30' right-of-way has been proposed to enter the proposed parcel at the southeast corner with access from Beaver-Dams Moreland Road.

- Motion to approve the subdivision made by Ben Stamp, seconded by Alice Learn. All in favor 8-aye, Ed Gates-opposed, Dave Stamp-abstain. Motion approved.
- c. #18-015 – Town of Dix – Subdivision (2516 Cooley Rd)
- The proposed parcel will remain in agricultural use and become part of the farm to the north of the parcel.
 - Motion to approve the subdivision made by Matt Schamel, seconded by Bill Pylpciw. All in favor 10-aye. Motion approved.
- d. #18-016 – Village of Watkins Glen -Site Plan Review (107 11th Street)
- Mark and Loraine spoke about the project and what they intend to do, including a 900sqft addition at the back of the existing building, the existing parking area will accommodate 21 parking spaces.
 - There was a question about the noise impacts from the proposed restaurant, it was indicated the noise heavy uses will be positioned toward Franklin Street, away from the residential properties.
 - Ben asked if the project was compliant with the Village Design Guidelines. Kristin indicated it was.
 - The project is bordered by an alley that will act as a buffer.
 - Motion to approve the subdivision made by Ben Stamp, seconded by Alice Learn. All in favor 9-aye, Ted Marks- abstain. Motion approved.
- e. #18-017 – Village of Watkins Glen – ZBA, Use Variance (106 Magee Point Rd)
- Kristin explained the circumstances that led to this part of the village to not allow the development of single family homes and the intent of the zoning district. It was noted that the property is currently a seasonal residence and the road has several other single-family homes which were constructed prior to the change in the zoning law.
 - Ben state that we should encourage the use of the lake year-round.
 - Motion to approve the subdivision made by Ben Stamp, seconded by Alice Learn. All in favor 9-aye, Ted Marks- abstain. Motion approved.

Staff Report

- a. Kristin provided an update of the status of the DRI Projects.

Old business:

- a. Project Updates-
 - Hector Zoning Commission – Kristin provided an update on the public input meetings and how the process is progressing.

New business: None

Planning Commissioner – Community Update: None

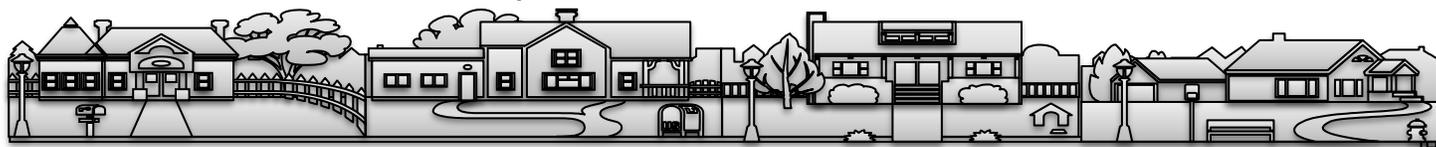
Adjourn: Motion made to adjourn the meeting by Ben Stamp at 7:53pm. Seconded Bill Pylpciw. Meeting adjourned.

Next Scheduled Meeting: Thursday, November 8, 2018 @ 7:00pm, Schuyler County Human Service Complex.

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Meeting Minutes Schuyler County Planning Commission November 8, 2018

Present: Chris Arnold, Rick Hendrick, Ted Marks, Joe Sevier, Ed Gates, Bill Pylpciw, Alice Learn, Matthew Schamel, Peggy Tomassi, Jenna Wilkens, Harriett Ferrell

Staff Present: Kristin VanHorn

Absent: None

Excused: Brittany Gibson, Kate Bartholomew, Dave Stamp, Ben Stamp

Public: None

Call to Order: Matt Schamel called the meeting to order at 7:02pm

Opportunity for Public Comment: None

Review and Approval of Minutes: Alice Learn made a motion to approve the minutes from the October Planning Board Meeting. Seconded by Matt Schamel. All in favor vote, 10-aye, 1-abstain (Peggy Tomassi). Motion passed.

General Municipal Law 239 Review

- a. #18-018 – Town of Dix – Subdivision (2021Gano Road, Montour Falls)
 - The proposed future use is a single-family home
 - Currently vacant land
 - Harriett noted that there is an active subdivision across from the property.
 - Motion to approve the subdivision made by Ted Marks, seconded by Matt Schamel. All in favor 11-aye. Motion approved.

Staff Report

- a. Kristin is working with the Ag and Farmland Protection Board to apply for a grant to update the County Ag and Farmland Protection Plan. This planning effort is expected to begin in 2019
 - Ed Gates noted that he would like to be included on the working committee.
- b. Kristin reviewed the board seats that are vacant or would need to be filled for 2019. Ask members to let her know if they knew anyone who may be interested in join the Planning Commission from these municipalities.
- c. 2019 Meeting Dates/Time
 - a. In 2019 the board will continue to meet on the 2nd Thursday of each month, but will move the meetings to **6:00PM**

Old business:

- a. Project Updates-
 - #18-012 (Salubira Apartments) – Received final site plan approval from the Village of Watkins Glen
 - The Ithaca Neighborhood Housing Project received its variance for building three stories. Intends to apply for Site Plan Review in November.
 - Clute Park – DRI Project, the RFP has been issued for the Architectural and Engineering Services.
 - Business Park is on track to be completed in December
 - Kayak Launch is just about complete.

New business: None

Planning Commissioner – Community Update: None

Adjourn: Motion made to adjourn the meeting by Ted Marks at 7:45pm. Seconded Bill Joe Sevier. Meeting adjourned.

Next Scheduled Meeting: Thursday, December 13, 2018 @ 7:00pm, Schuyler County Human Service Complex.