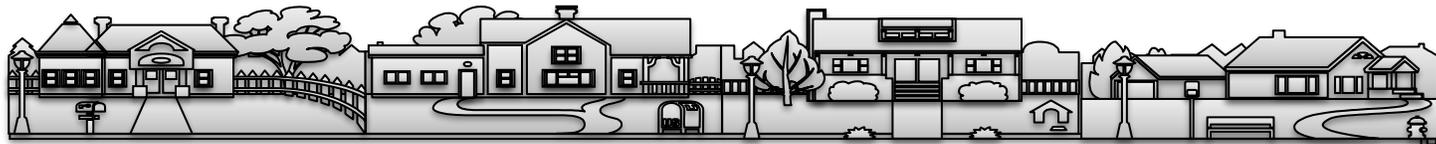


Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes

Schuyler County Planning Commission

January 14, 2021

This meeting was held via ZOOM.

Present: Brian Kenney, Katey Cheplick, Justin Boyette, Sarah Agan, Joe Sevier, Jan Arcangeli, Mayank Sharma, Harriett Ferrell, Mike Bergen, Alicia Janke, Alice Learn, Paul Bartow, Anne Mace

Staff Present: Kristin VanHorn

Absent: None

Excused: Linda Confer, Michael Hardy

Public: Bob MacBlane, Howard Cabezas, Julie Krause, Betty Hansen, Brandon VanHorn

Call to Order: Mike Bergen called the meeting to order at 6:01 pm

Introduction of New Members: Katey Cheplick (Village of Watkins Glen), Justin Boyette (Town of Hector), Anne Mace (Town of Cayuta), Mayank Sharma (Medical), Paul Bartow (Business)

Election of 2021 Officers

- a. Chairman – Mike Bergen
 - Motion made by Alicia Janke, seconded by Brian Kenney – All in favor vote. Motion passed.
- b. Vice Chairman – Sarah Agan
 - Motion made by Alice Learn, seconded by Harriett – All in favor vote. Motion passed.
- c. Secretary – Alicia Janke
 - Motion made by Alice Learn seconded by Sarah Agan – All in favor vote. Motion passed

Opportunity for Public Comment: None

Review and Approval of Minutes: Alice Learn made a motion to approve the minutes from the December 2020 Planning Board Meeting, seconded by Joe Sevier. All in favor vote, 8-aye, 5-Abstain (Katey Cheplick, Justin Boyette, Mayank Sharma, Anne Mace, Paul Bartow). Motion passed.

General Municipal Law 239 Review

- a. #21-001 – Village of Watkins Glen – Site Plan Review (29 N. Franklin St)
 - Kristin provided an overview of the proposed site plan review for the conversion of a portion of the parking lot into a permanent parking space. 4 of the 9 parking spaces will remain as well as access for the dumpster.
 - The applicant noted that the materials would be very similar to those used on the building and will complement the façade.
 - Paul Bartow asked about paring and any future issues that might be created with other projects and growth in the Village.
 - Sarah Agan asked about consistency with other similar projects.
 - Kristin noted that it is difficult to compare them 1 for 1. This project will only increase the capacity of the building from 95 to 150 people, and some parking will remain on the site. The other similar project doubled the capacity of the restaurant and did not accommodate any onsite parking. However, it is important to take into consideration those previous discussions.
 - Paul Bartow asked about the covered roof and if there were any concerns with wind and the engineering of it. Bob MacBlane said the architect and engineers would ensure that it was up to code and built appropriately.
 - Mike Bergen made the motion to approve the site plan seconded by Harriett Ferrell. All in favor vote, 13-aye. Motion passed.

- b. #21-002– Village of Watkins Glen – Site Plan Review (101 11th Street)
 - The Architect for the project provided an overview of the proposed project.
 - The project includes first-floor commercial space including approximately 600sqft of restaurant area. The second story includes two apartments.
 - The project provides 9 of the required 14 parking spaces.
 - Alice asked about the size of the current building vs the proposed building
 - The architect noted that the building will longer and closer to Franklin Street but not that much wider than the existing building.
 - Brian asked about the curb cut on 11th Street and if the DOT would need to sign off on it.
 - It is beyond the DOT right of way.
 - Katey asked about the traffic congestion surrounding the intersection of 11th Street, the State Park Parking Lot, and Old Corning Road, and a discussion pursued.
 - Alicia asked about parking signage for the apartments vs the restaurant spaces.
 - Sarah noted that the project seems large for the size of the lot, and a discussion was had about the density of infill development.
 - Alicia expressed concern about the lack of parking and the impact on the rest of the area.
 - Sarah Agan made the motion to recommend approval of the site plan seconded by Brian Kenney. All in favor vote, 12-aye, 1-opposed (Alicia Janke). Motion passed.

- c. #21-003– Village of Watkins Glen – Site Plan Review (112 N. Franklins St)
 - The Architect for the project provided an overview of the proposed project to convert the former theater into an event space, with a small retail area at the front of the building. The mezzanine will be converted into three small efficiency apartments. The project also includes several façade changes that enhance the historical features of the building
 - Alicia asked about the entrance to the apartments

- The architect provided an updated drawing that reflected a new entrance door on the 2nd Street side of the building.
 - Sarah asked about the size of the efficiency apartments
 - They will be between 460-535 sqft
 - Katey asked about the types of events that would happen within the event space.
 - The owner is still working on figuring out their exact plans.
 - Alicia made the motion to recommend approval of the site plan seconded by Brian Kenney. All in favor vote, 13-aye. Motion passed.
- d. #21-004 – Town of Dix – Subdivision (2870 County Rt 16)
- Kristin provided an over of the project that includes the subdivision of the existing 48.5-acre parcel located on County Rt 16. The parcel will be subdivided into two parcels. One parcel will be 2.06 acres and include the metal building. The remaining parcel will be 46.44 acres. There are no proposed changes in the use of these parcels beyond what was previously approved in their Site Plan Approval
 - Paul Bartow asked if this subdivision would negatively impact the assessed value of the two parcels.
 - Sarah Agan made the motion to recommend approval of the subdivision seconded by Alicia Janke. All in favor vote, 13-aye. Motion passed.

Staff Report:

- Kristin explained the two projects that we considered “local concern only” this month.
 - Great Escape – Façade Change – Village of Watkins Glen
 - Village of Watkins Glen Water Tank Subdivision – Town of Dix

Old Business:

- a. Project Updates:
 - Kristin provided an update on several projects including Clute Park, Glen Lakes Apartments, and the Town of Hector Zoning.

New business: None

Planning Commissioner – Community Update:

- Joe Sevier reported that the Dollar General is moving along and is almost fully enclosed.

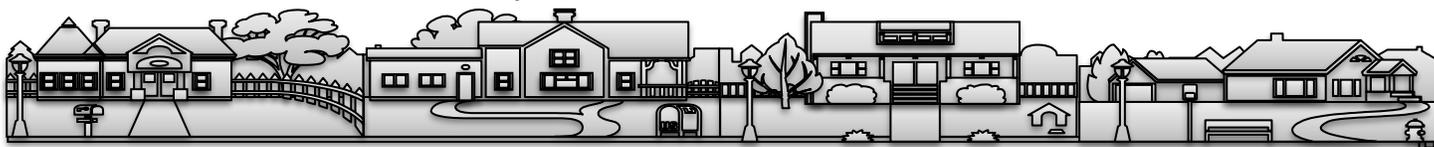
Adjourn: Motion made to adjourn the meeting by Brian Kenney at 7:03pm, seconded by Joe Sevier. Meeting adjourned.

Next Scheduled Meeting: February 11, 2021

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 11, 2021

This meeting was held via ZOOM.

Present: Brian Kenney, Katey Cheplick, Justin Boyette, Joe Sevier, Jan Arcangeli, Harriett Ferrell, Mike Bergen, Alicia Janke, Alice Learn, Paul Bartow, Anne Mace, Linda Confer, Michael Hardy, Norma Burris

Staff Present: Kristin VanHorn

Absent: Mayank Sharma

Excused: Sarah Agan

Public: None

Call to Order: Mike Bergen called the meeting to order at 6:01 pm

Introduction of New Members: Norma Burris (Town of Orange)

Opportunity for Public Comment: None

Review and Approval of Minutes: Joe Sevier made a motion to approve the minutes from the January 2021 Planning Board Meeting with the following corrections;

1. a correction of the vote count from 15 to 13.
2. On the 2870 County Line Rd Subdivision – add that Paul Bartow asked about the potential negative impacts on the assessment value of the two parcels.

seconded by Harriett Ferrell. All in favor vote, 13-aye, 1-abstian (Norma Burris) Motion passed.

General Municipal Law 239 Review

- a. #21-005 – Village of Watkins Glen – Site Plan Review (518 E 4th Street)
 - Kristin and Harriett (Cargill employee) provided an overview of the proposed site plan review for the new brine lines and the construction of two new wells with well huts in the campground area of Clute Park, as well as a new valve house within the lakeside area of Clute Park. Kristin also noted that the applicant would match the exterior colors and materials to those existing in the park.
 - Alice Learn asked about what the numbers along the redlines on the drawings were. (part of the survey information)
 - Paul Bartow asked for clarification about who owns the property.
 - Paul Bartow asked about the DEC permitting and SEQR process and the role of the Planning Commission, and if we should wait until that was completed before acting

- The Planning Commission is a recommendation board, and the Village Planning Board conducts the SEQR process.
 - Paul Bartow noted that the well buildings were very utilitarian and asked if the planning commission could require them to be more inline with the character of the new development within Clute Park and the direction of the Master Plan for all of Clute Park.
 - Michael Hardy agreed with that assessment.
 - Paul Bartow made the motion to approve the site plan with the following recommendation, that the structures be constructed in a manner that matches the character and look of the Clute Park redevelopment and future plans for Clute Park seconded by Michael Hardy. All in favor vote, 13-aye, 1-abstain (Harriet Ferrell). Motion passed.
- b. #21-006– Town of Dix – Special Use Permit (2586 Townsend Rd)
- Kristin provided an overview of the project for the construction of a pole barn storage unit and explained the phases as outline on the drawings.
 - Mike Bergen noted that he was happy to see that it was not going into prime agriculture land.
 - Alicia asked about the distance of the storage building from the house and if the parcel will be split off.
 - The distance is not clear on drawing but does indicate that it will be within the required setbacks.
 - There is not a proposal for a subdivision, so it is not expected that it will be subdivision currently, but it would require subdivision review.
 - Michael Hardy asked about the residents across the street and if they were notified, and why it was important to not build in prime ag land.
 - The Town of Dix zoning law does not require the notification of neighbors.
 - It is important to preserve agriculture land. When an acre of land is removed from agriculture land, that is an acre that is no longer available to grow crops.
 - Michael Hardy asked about the appearance of these storage buildings and what we could do to help them not turn into a “u-haul” style storage building
 - Kristin noted that the Town does not have design guidelines but could request additional vegetation screening along Townsend Road.
 - Mike Bergen made the motion to recommend approval of the special use permit with the following recommendations;
 1. Approved Phase 1 and 2 of the project and recommend that the applicant return to the planning board for Phase 3 and 4 to ensure that nothing has changed within the site plan.
 2. Recommend requiring the applicant to install additional vegetation along Townsend Road to provide a visual barrier from the surrounding property owners.
 seconded by Alice Learn. All in favor vote, 14-aye, Motion passed.

Staff Report:

- No updates

Old Business:

a. Project Updates:

- Kristin provided an update on several past projects

New business: None

Planning Commissioner – Community Update:

- Joe Sevier reported that the Dollar General continues to move along
- Mike Bergen – Town of Hector Zoning will be officially accepted Feb 18th
- Harriett Ferrell inquired about the clearing next to the Lakeside Veterinary Clinic. Paul Bartow noted that the Ash trees unfortunately died and will replace with about 100 seedlings in the Spring.
- Michael Hardy asked if the Planning Commission would be informed about the demolition of burned buildings within Village of Watkins Glen, particularly behind the Villager Motel.
- Alicia Janke – reported that the Village of Odessa is working on a zoning update, the proposed draft is being reviewed by the attorney.

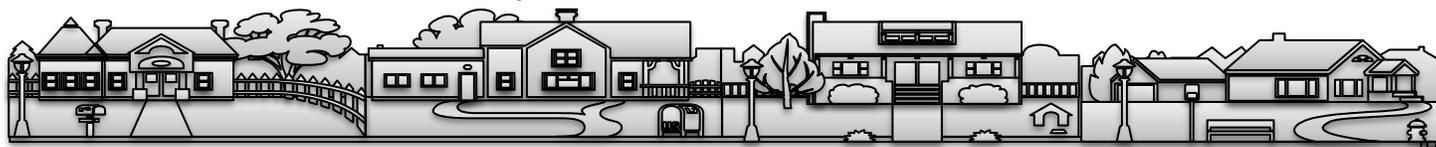
Adjourn: Motion made to adjourn the meeting by Harriett Ferrell, at 6:47pm, seconded by Linda Confer. Meeting adjourned.

Next Scheduled Meeting: March 11, 2021

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 11, 2021

This meeting was held via ZOOM.

Present: Brian Kenney, Katey Cheplick, Justin Boyette, Joe Sevier, Jan Arcangeli, Harriett Ferrell, Mike Bergen, Alicia Janke, Alice Learn, Paul Bartow, Anne Mace, Linda Confer, Michael Hardy, Norma Burris, Sarah Agan

Staff Present: Kristin VanHorn

Absent: Mayank Sharma

Excused: None

Public: Emma Paolino, Betty Hansen, Michael Fingar, Orlando Rodriguez, Stacey Gray

Call to Order: Mike Bergen called the meeting to order at 6:02 pm

Opportunity for Public Comment: None

Review and Approval of Minutes: Brian Kenney made a motion to approve the minutes from the February 2021 Planning Board Meeting, seconded by Paul Bartow. All in favor vote, 14-aye, 1-abstian (Sarah Agan) Motion passed.

General Municipal Law 239 Review

- a. #21-007 – Town of Dix – Special Use Permit (1239 Duvall Road)
 - Kristin introduced the two representatives of the project who provided an overview of the 5MW Solar Farm. The project is located will be located on 8 acres of the 26-acre parcel.
 - A discussion was had about the lack of a vegetative screen along Duval Road, and the potential future visual impacts on the surrounding properties that are currently in agriculture production and should that use change in the future.
 - A question was posed about the total number of solar farms underdevelopment within the County and if they are all being constructed by the same developers.
 - Kristin provided a map of the solar farms, that have gone through the planning board over the past few years.
 - A discussion was had about the impact of farmland in the county by the solar farms
 - Kristin noted that this is the first solar project proposed that is not located within a field that is currently in production.
 - Several commissioners stated that this is the type of solar farm development that should be encouraged to protect active farmland within the county.

- Alicia Janke asked about the decommissioning plan and the responsibility of removing the panels from the property at the end of life.
 - A decommission and maintenance plan was provided in the Special Use Permit package.
 - Norma asked how long it takes to begin generating power to the grid after the solar development is complete.
 - Can begin operation within 1 day of being granted “permission to operate”
 - Brian Kenney made the motion to approve the special use permit as presented in the design drawings seconded by Linda Confer. All in favor vote, 13-aye, 2-abstain (Michael Hardy, and Paul Bartow) Motion passed.
- b. #21-008– Village of Watkins Glen - - ZBA- Use Variance (204 N. Franklin St)
- Kristin provided an overview of use variance for a backlight sign. They are requesting the variance due to the street trees blocking the signage, and from their perspective making it more difficult for visitors to find their business.
 - There was a question about the sign in front of the County Building, and why that was allowed, and this isn’t
 - How NYS Law is set up, the County is exempt from the local zoning code.
 - A discussion was had about the other backlight signs that have come before the planning commission in the past for the same variance and the desire to be consistent.
 - Brian Kenney made the motion to recommend approval of the use variance, seconded by Joe Seiver. All in favor vote, 12-aye, 2-abstain (Michael Hardy, Harriett Ferrell), 1- no (Sarah Agan) Motion passed.
- c. #21-009– Town of Catharine – Solar Law
- Kristin provided an overview of the proposed solar law.
 - A discussion was had about the importance of the towns having a local solar law.
 - Norma Burris share the experience of the Town of Orange and the problems/issues their town has had with a solar farm development that was constructed prior to them having a Local Solar Law.
 - Michael Hardy asked if there could be a best practice guide that could be created to help the towns
 - NYSEERDA has a guide for the development of solar laws
 - The County also has a guide to Environmental Planning in Schuyler County that provides links model laws and best practices
 - Paul Bartow made the motion to recommend approval of the proposed solar law, seconded by Norma Burris. All in favor vote, 15-aye, Motion passed.

Staff Report:

- No updates

Old Business:

a. Project Updates:

- Kristin provided an update on several past projects

New business: None

Planning Commissioner – Community Update:

- No updates

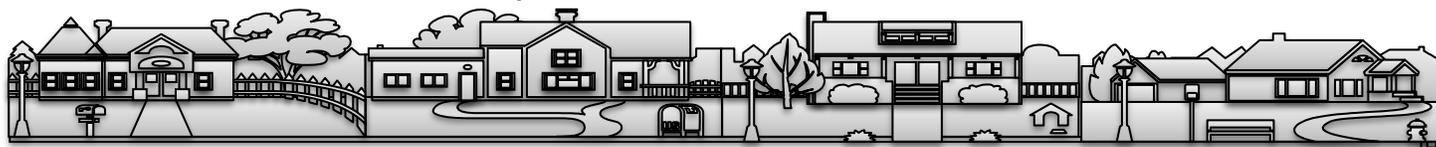
Adjourn: Motion made to adjourn the meeting by Brian Kenney at 7:25 pm, seconded by Sarah Agan. Meeting adjourned.

Next Scheduled Meeting: April 8, 2021

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 8, 2021

Present: Brian Kenney, Katey Cheplick, Justin Boyette, Joe Sevier, Jan Arcangeli, Harriett Ferrell, Mike Bergen, Alice Learn, Anne Mace, Linda Confer, Michael Hardy, Norma Burris, Sarah Agan

Staff Present: Kristin VanHorn

Absent: Mayank Sharma, Paul Bartow

Excused: Linda Confer, Michael Hardy, Alicia Janke

Public: David and Elizabeth Lisk

Call to Order: Mike Bergen called the meeting to order at 6:00 pm

Opportunity for Public Comment: None

Review and Approval of Minutes: Alice Learn made a motion to approve the minutes from the March 2021 Planning Board Meeting, with the change of correcting the spelling of "NYSERDA", seconded by Justin Boyette. All in favor vote, 13-aye, Motion passed.

General Municipal Law 239 Review

- a. #21-010 – Village of Watkins Glen– ZBA – Area Variance (119 2nd Street)
 - Kristin provided an overview of area variance request approval to locate a new structure on the lot, setback further than the previous structure located on the parcel [this structure was destroyed in a fire], this setback would not be aligned with the adjacent building facades. They would also like to use the area in front of the new structure for three angled parking spots, which will back out onto 2nd Street.
 - Mr. Lisk explained that there is not a lot of available parking on 2nd Street. Several apartment units exist in the area and more could be added in the future that do not have any parking and will add to the lack of parking on this street.
 - Sarah A asked if they had considered location the parking in the rear of the building
 - Mr. Lisk noted that it would not work with the design of the building.
 - Brian K asked about the zoning and having the commercial use mixed with the residential.
 - This zone allows for this type of development.
 - Brian Kenney made the motion to recommend that this be referred back to the Village as "Local Concern Only" as it would not have a significant impact on the county, seconded by Norma Burris. All in favor vote, 14-aye, 1-opposed (Sarah Agan) Motion passed.

Staff Report:

- HHW Day will be held in Yates County on August 28th. The registration forms are on the Planning Department Website.

Old Business:

- a. Project Updates:
 - Kristin provided an update on several past projects

New business: None

Planning Commissioner – Community Update:

- Joe Sevier – The Dollar General in Tyrone is open and fully function now. They are running off electric instead of generators finally.
- Mike Bergen – Reported that the Town of Hector Board was just about finished with their zoning review and would work on getting public hearings set up.

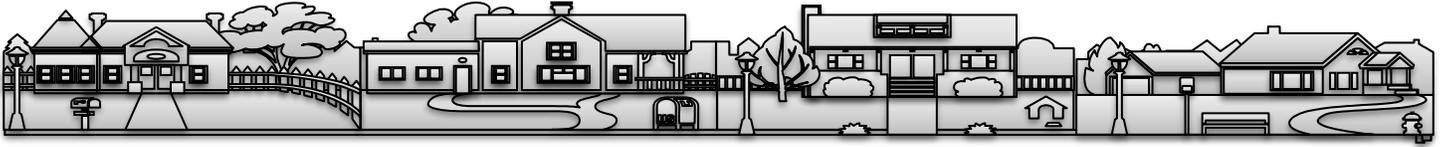
Adjourn: Motion made to adjourn the meeting by Sarah Agan at 6:32 pm, seconded by Harriett Ferrell Meeting adjourned.

Next Scheduled Meeting: August 12, 2021

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 12, 2021

Present: Brian Kenney, Katey Cheplick, Joe Sevier, Jan Arcangeli, Harriett Ferrell, Mike Bergen, Alice Learn, Anne Mace, Norma Burris, Linda Confer, Michael Hardy, Paul Bartow

Staff Present: Kristin VanHorn

Absent: None

Excused: Justin Boyette, Alicia Janke, Sarah Agan, Mayank Sharma,

Public: John Navone

Call to Order: Mike Bergen called the meeting to order at 6:00 pm

Opportunity for Public Comment: None

Review and Approval of Minutes: Alice Learn made a motion to approve the minutes from the July 2021 Planning Board Meeting, seconded by Anne Mace. All in favor vote, 11-aye, 1-abstain (Paul Bartow) Motion passed.

General Municipal Law 239 Review

- a. #21-011 – Village of Watkins Glen– ZBA – Use and Area Variance (109 11th Street)
 - Kristin provided an overview of area variance and the use variance requested associated with the subdivision of the parcel. The Area Variance is for the subdivision of a lot non-conforming lot (6,621.12sf) into two non-conforming lot. “Parcel A” is proposed as a 3,005.64sf (0.069 acre) lot, and “Parcel B” is proposed as a 3615.48sf (0.083 acres) lot and the Use Variance is the for the creation of a Commercial Parking Lot on Parcel B of the proposed subdivision within the R-2 Zoning District.
 - Paul Bartow asked about the Village Zoning Law Update and the Village’s intent on addressing Parking.
 - Kristin noted that the zoning law is coming along, but that this variance must be reviewed based on the current law, and not what future laws might saw.
 - Mr. Navone stated that there is a purchase offer on the proposed “Parcel A” that is contingent on these variances.
 - He noted that there would be approximately 4 additional parking spots in off 11th street, where the new “patio” area has been installed.
 - He also noted that there are other parking lots in the area for the State Park and Smalleys and that many of the State Park visitors are eating up the street parking

along 11th street, and that the use variance would provide some relief to the parking situation on 11th street.

- Brian Kenney made the motion to recommend that the Area Variance be referred back to the Village as “Local Concern Only” as it would not have a significant impact on the county, seconded by Alice Learn. All in favor vote, 12-aye. Motion passed.
- Brian Kenney made the motion to recommend that the Use Variance be referred back to the Village as “Local Concern Only” as it would not have a significant impact on the county, seconded by Harriett Ferrell. All in favor vote, 12-aye. Motion passed.

Staff Report:

- Kristin reported that there was also an area variance for a garage setback on 11th Street. This was Local Concern Only based on the Agreement between the Village and Planning Commission.
- Provided an overview of the recently released Census 2020 data.

Old Business:

- a. Project Updates:
 - Kristin provided an update on several past projects

New business: None

Planning Commissioner – Community Update:

- Joe Sevier – Reported that the Waneta Inn is reopening soon, under a new name and ownership.
- Mike Bergen – Reported that the Town of Hector Board was just about finished with their zoning review and would work on getting public hearings set up.

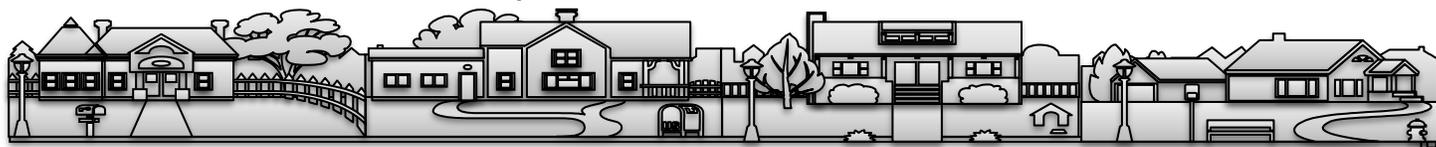
Adjourn: Motion made to adjourn the meeting by Brian Kenney at 7:00 pm, seconded by Joe Sevier Meeting adjourned.

Next Scheduled Meeting: September 9, 2021

Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes Schuyler County Planning Commission October 14, 2021

Present: Brian Kenney, Katey Cheplick, Joe Sevier, Harriett Ferrell, Mike Bergen, Alice Learn, Anne Mace, Norma Burris, Michael Hardy, Sarah Agan, Justin Boyette

Staff Present: Kristin VanHorn

Absent: Mayank Sharma

Excused: Alicia Janke, Paul Bartow, Mayank Sharma, Anne Mace, Jan Arcangeli, Linda Confer

Public: None

Call to Order: Mike Bergen called the meeting to order at 6:01 pm

Opportunity for Public Comment: None

Review and Approval of Minutes: Alice Learn made a motion to approve the minutes from the August 2021 Planning Board Meeting, seconded by Brian Kenney. All in favor vote, 11-aye, Motion passed.

General Municipal Law 239 Review

- a. #21-013 – Town of Hector – Zoning Law
 - Kristin provided an overview of the zoning law and the process that the Town of Hector undertook in the creation of this proposed law.
 - There was a discussion about the 4 public hearings that were held throughout the town, to gain feedback from the Town residents.
 - Brian Kenney made a motion to recommend the approval of the Town of Hector Zoning Law, seconded by Sarah Agan. All in favor vote, 11-aye, Motion passed.
- b. #21-016– Town of Dix – Special Use Permit – 3326 Beaver Dams – Moreland Rd
 - Kristin provided an overview of the project and outline several areas of concern for the Commission to consider include, need for vegetation along the north and west sides of the solar array, and the location of several of the panels within the wetlands.
 - A discussion was had about the location of this project in the middle of active agricultural land. The Commission recognizes the need for farmers to diversify their income but noted that this project in particular was eliminated a large parcel of agriculture that is actively farmed.
 - Harriett Ferrell made a motion to recommend the approval of the special use permit with the following recommendations;
 1. Additional screening vegetation should be along Beaver Dams Moreland Road.

2. Additional screening vegetation should be along the west side of the solar array project, to help mitigate the visual impacts along County Rt 18 (Johnson Hollow Rd).
3. Prior to final approval, provide neighbors within 500' of the solar project about the viewshed impact by providing visual simulations.
4. Consider relocating the solar panels within the existing wetlands on the site.
 - The New York Solar Guidebook for Local Governments produced by NYSERDA provides the following guidance on locating near Streams and Wetlands

“In New York State, wetlands are primarily regulated by three agencies: U.S. Army Corps of Engineers (USACE), NYSDEC, and the Adirondack Park Agency (APA). This section will focus on USACE and NYSDEC, which also regulate streams. A separate section is devoted to APA involvement.

*Wetlands are one of the most commonly encountered regulated environmental resources in New York State. Wetland regulations significantly limit what can be done within wetland boundaries or buffers. **Wetlands should be avoided to the greatest extent practicable.** Streams are regulated by USACE as Waters of the United States. The State regulates streams in accordance with [Article 15](#) of the Environmental Conservation Law, administered by NYSDEC.”*

seconded by Joe Sevier. All in favor vote: 8-aye 3 opposed (Mike Bergen, Sarah Agan, Justin Boyette) Motion passed.

-

Staff Report: None

Old Business: None

New business: None

Planning Commissioner – Community Update:

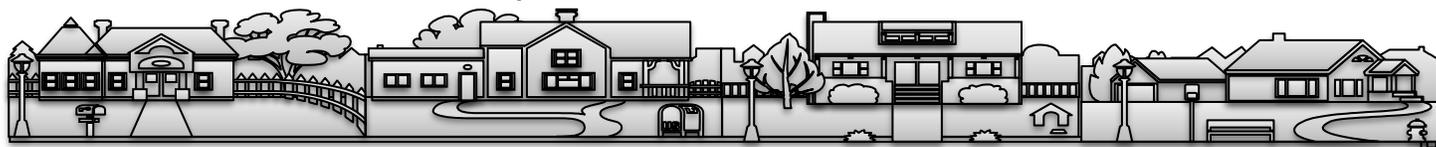
Adjourn: Motion made to adjourn the meeting by Mike Bergen at 6:45 pm, seconded by Brian Kenney Meeting adjourned.

Next Scheduled Meeting: November 4, 2021 – Note this meeting will be held via Zoom and will occur on the 1st Thursday of the month due to the Veteran’s Day Holiday the following week.

Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes Schuyler County Planning Commission November 4, 2021 VIA ZOOM

Present: Brian Kenney, Katey Cheplick, Mike Bergen, Alice Learn, Michael Hardy, Justin Boyette, Jan Arcangeli, Paul Bartow, Linda Confer

Staff Present: Kristin VanHorn

Absent: Mayank Sharma

Excused: Alicia Janke, Anne Mace, Sarah Agan, Joe Sevier, Harriett Ferrell, Norma Burris

Public: Nigar Hale (Watkins Glen Chamber)

Call to Order: Mike Bergen called the meeting to order at 6:04 pm

Opportunity for Public Comment: None

Review and Approval of Minutes: Michael Hardy made a motion to approve the minutes from the October 2021 Planning Board Meeting, seconded by Alice Learn. All in favor vote, 9-aye, Motion passed.

General Municipal Law 239 Review

- a. #21-017 – Village of Watkin Glen – Zoning Law Amendment
 - Kristin provided an overview of the zoning law amendment and the reasoning for making this change ahead of the new zoning law amendment.
 - Brian Kenney made a motion to recommend the approval of the Village of Watkins Glen Zoning Law, seconded by Michael Hardy. All in favor vote, 8-aye, 1-abstain (Linda Confer) Motion passed.

Staff Report: None

Old Business: None

New business: None

Planning Commissioner – Community Update: None

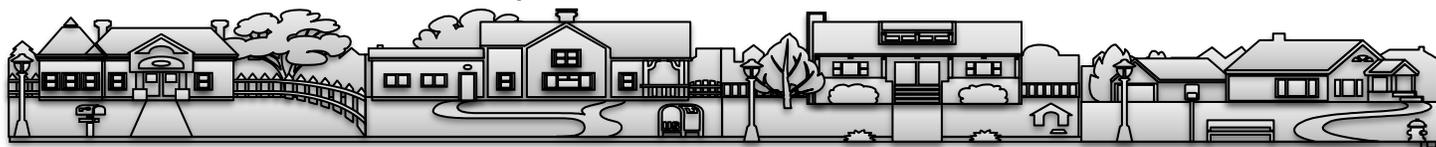
Adjourn: Motion made to adjourn the meeting by Brian Kenney at 6:15 pm, seconded by Michael Hardy Meeting adjourned.

Next Scheduled Meeting: December 9, 2021

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 December 9, 2021 VIA ZOOM

Present: Brian Kenney, Katey Cheplick, Mike Bergen, Alice Learn, Paul Bartow, Linda Confer Harriett Ferrell, Sarah Agan

Staff Present: Kristin VanHorn

Absent: None

Excused: Alicia Janke, Anne Mace, Joe Sevier, Justin Boyette, Norma Burris, Jan Arcangeli

Public: Nigar Hale (Watkins Glen Chamber)

Call to Order: Mike Bergen called the meeting to order at 6:05 pm

Opportunity for Public Comment: None

Review and Approval of Minutes: Alice Learn made a motion to approve the minutes from the November 2021 Planning Board Meeting, seconded by Paul Bartow. All in favor vote, 7-aye, 1-abstain (Sarah Agan) Motion passed.

General Municipal Law 239 Review

- a. #21-018 – Village of Watkin Glen – Zoning Law Update
 - Kristin provided an overview of the zoning law update and the process that was involved in developing the new zoning law.
 - Sarah Agan asked about changes to the short-term rental regulations
 - Paul Bartow asked about expanding the historic district overlay zone.
 - Katey Cheplick stated that she was impressed by the amount of public outreach and how thorough the process was.
 - Paul Bartow noted that the zoning within the Open Space District could be more restrictive to ensure the village's natural resources are protected.
 - Katey Cheplick made a motion to recommend the approval of the Village of Watkins Glen Zoning Law, seconded Sarah Agan. All in favor vote, 8-aye Motion passed.

Staff Report:

- Kristin reported that there where two local concern only projects that were minor subdivision in the Town of Dix. One on Meads Hill Road and the other on County Route 18.
 - Mike Bergen noted that we was opposed to the subdivision on Mead Hill Road due to its impact and breaking up of farmland.

Old Business: None

New business: None

Planning Commissioner – Community Update:

Town of Hector: Mike Bergen reported that the Town made several updates to their proposed zoning law and plan to refer it the Planning Commission again at the next meeting.

Changes include:

- Simplifying the signage section
- Making the Agricultural Buffers less restrictive
- Allowing the LDR District to be more flexible and open to businesses by making more uses permitted by right instead of requiring Site Plan Review

Adjourn: Motion made to adjourn the meeting by Sarah Agan at 6:55 pm, seconded by Alice Learn Meeting adjourned.

Next Scheduled Meeting: January 13, 2022