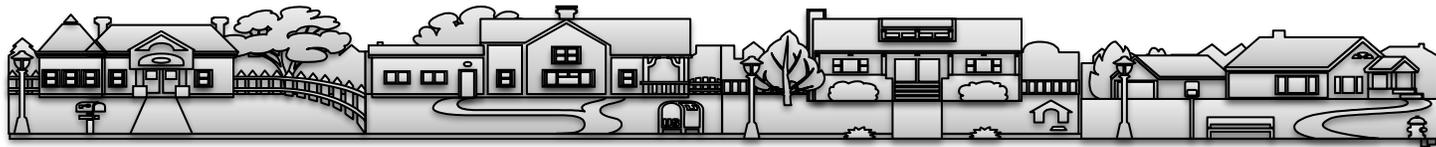


# Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



## Meeting Minutes Schuyler County Planning Commission January 17, 2019

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**Present:** Rick Hendrick, Ted Marks, Joe Sevier, Mike Bergen, Bill Pylpciw, Alice Learn, Matthew Schamel, Jenna Wilkens, Harriett Ferrell, Dave Stamp, Ben Stamp, Alyssa Wixson

**Staff Present:** Kristin VanHorn

**Absent:** None

**Excused:** Jan Arcangeli

**Public:** Sarah Agan, Robert Karsch, Melinda Beheydt, Jochen Beheydt

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**Call to Order:** Matt Schamel called the meeting to order at 6:00pm

**Introduction of New Members:** Introduced Alyssa Wixson who will be the representative from the Town of Cayuta, and Mike Bergen who is rejoining the board as the Agriculture Representative.

### Election of 2019 Officers

- a. Chairman – Matt Schamel
  - Motion made by Ben Stamp, seconded by Bill Pylpciw – All in favor vote. Motion passed.
- b. Vice Chairman – Ted Marks
  - Motion made by Alice Learn, seconded by Mike Bergen – All in favor vote. Motion passed.
- c. Secretary – Ben Stamp
  - Motion made by Matt Schamel, seconded by Mike Bergen – All in favor vote. Motion passed.

**Opportunity for Public Comment:** None

**Review and Approval of Minutes:** Harriett Ferrell made a motion to approve the minutes from the November Planning Board Meeting, with the correction to the spelling of Salubria Apartments. Seconded by Alice Learn. All in favor vote, 11-aye, 1-abstain (Mike Bergen). Motion passed.

### General Municipal Law 239 Review

- a. #19-001 – Town of Dix – Subdivision (2915 Beaver-Dams Moreland Rd)
  - Kristin provided a summary of the project. Both parcels will remain agriculture.
  - Ted Marks made a motion to approve this subdivision, seconded by Mike Bergen. All in favor vote, 12-aye. Motion passed.

- b. #19-002 – Village of Watkins Glen – ZBA (806 N. Decatur Street)
  - Kristin described that the circumstances that led to the need for a use variance including that a coffee shop is not listed in the current Watkins Glen Zoning Use Chart.
    - The coffee shop is already operating at this location and would like to expand the wholesale component of the business.
  - Ted Marks asked about the process for a variance
  - Jenna Wilkens asked if the expansion would cause additional traffic or parking issues.
    - The expansion would be primarily for the wholesale of coffee beans which would be shipped or delivered off site.
  - Ben Stamp made a motion to approve this project, seconded by Harriett Ferrell. All in favor vote, 12-aye. Motion passed.

### **Staff Report**

- a. New SEQR Regulations
  - a. Kristin gave a brief overview to the changes in the SEQR law, including new forms all projects should be utilizing as of January 1, 2019

### **Old business:**

- a. Project Updates-
  - Kristin provided an update on the Seneca Cheese Project
  - Gave an overview on where the DRI Projects are in the planning process.
  - Harriett Ferrell asked about the recent ads in the Hi-Lites about the Clute Park DRI Project
    - Kristin provided an update on the Clute Park project and how that project was moving forward. She and Ben Stamp encouraged planning commissioners to reach out to them if you have questions or hear rumors that they would like to have clarified.

**New business: None**

**Planning Commissioner – Community Update: None**

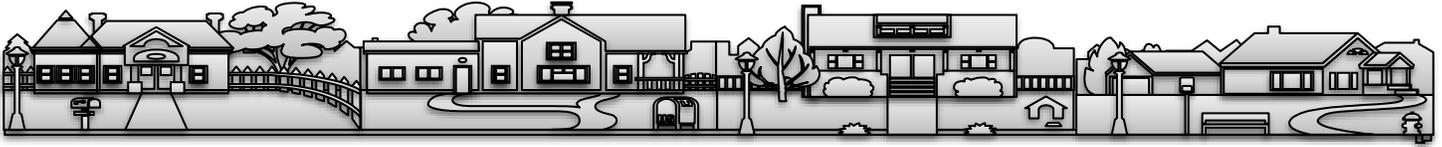
**Adjourn:** Motion made to adjourn the meeting by Ted Marks at 6:57pm. Seconded Mike Bergen. Meeting adjourned.

**Next Scheduled Meeting:** Thursday, February 14, 2019 @ 6:00pm, 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 14, 2019

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**Present:** Rick Hendrick, Joe Sevier, Mike Bergen, Alice Learn, Matthew Schamel, Harriett Ferrell, Ben Stamp, Sarah Agan, Kyle Colunio, Alicia Janke

**Staff Present:** Kristin VanHorn

**Absent:** Dave Stamp

**Excused:** Jan Arcangeli, Alyssa Wixson, Ted Marks, Bill Pylpciw, Jenna Wilkens

**Public:** Amanda Postma

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**Call to Order:** Matt Schamel called the meeting to order at 6:03pm

**Introduction of New Members:** Introduced Kyle Colunio who will be the representative from the Village of Montour Falls, Sarah Agan who will represent the Town of Montour and Alicia Janke who will represent the Village of Odessa.

**Opportunity for Public Comment:** None

**Review and Approval of Minutes:** Matt Schamel made a motion to approve the minutes from the January Planning Board Meeting,. Seconded by Joe Sevier. All in favor vote, 10-aye. Motion passed.

### General Municipal Law 239 Review

- a. Amanda Postma of Renovus Solar provided an overview of her company and the goals behind Renovus's Solar Farm projects. She noted that they encourage community input and chose the sites based on property ownership, proximately to 3-phase electric, and prefer not to locate them within prime agricultural land.
  - They have discussions with SHPO and DEC about each solar installation
  - The panels have a warranty of 25 years – the life span is 30+ years
  - Renovus is responsible for decommissioning.
- b. A general discussion occurred in relation to #19-003 and 19-004 in regard to the Town of Dix Updated Solar Law which was passed in 2018 without following the General Municipal Law 239m review process.
  - There is a general concern that in a few places the updated law is inconsistent with the general Town of Dix Zoning law which the solar law is part of.
  - The Solar law should be updated to address and resubmitted through the proper boards to ensure that all projects are reviewed using the same criteria.

- Motion was made to send a letter outlining the board's recommendations to the Town of Dix Board and Planning Board by Joe Sevier and seconded by Alice Learn. All in favor vote, 10-aye. Motion Passed.
  
- c. #19-003 – Town of Dix – Special Use Permit (1550 Russel Hill Road)
  - Ms. Postma provided an overview of the proposed solar installation.
  - It was noted that this project is located within soils of state-wide importance but not prime agricultural land and is not currently in agriculture production.
  - Matt Schamel made a motion to approve this special use permit seconded by Harriett Ferrell. All in favor vote, 10-aye. Motion passed.
  
- d. 19-004 – Town of Dix – Special Use Permit (3130 County Rt 16)
  - Ms. Postma provided an overview of the proposed solar installation.
  - It was noted that this project is located within soils of state-wide importance but not prime agricultural land and is not currently in agriculture production.
  - Matt Schamel made a motion to approve this special use permit seconded by Alice Learn. All in favor vote, 10-aye. Motion passed.
  
- e. #19-005 – Town of Dix – Special Use Permit (2400 State Rt 414)
  - Kristin explained that this project was to reopen the former ice cream store that was previously operating on the site.
  - Harriett Ferrell made a motion to approve this special use permit, seconded by Mike Bergen. All in favor vote, 10-aye. Motion passed.

**Staff Report**

- a. No Updates.

**Old business:** None

**New business:** None

**Planning Commissioner – Community Update:** None

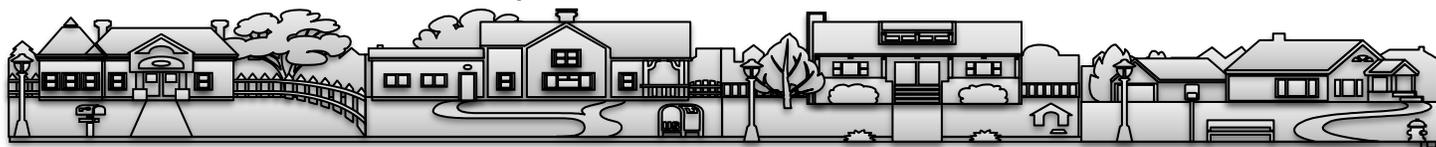
**Adjourn:** Motion made to adjourn the meeting by Ben Stamp at 6:45pm. Seconded Mike Bergen. Meeting adjourned.

**Next Scheduled Meeting:** Thursday, March 7, 2019 @ 6:00pm, 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 7, 2019

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**Present:** Rick Hendrick, Alice Learn, Matthew Schamel, Harriett Ferrell, Ben Stamp, Sarah Agan, Kyle Colunio, Alicia Janke, Jan Arcangeli, Alyssa Wixson, Ted Marks, Bill Pylpciw, Dave Stamp

**Staff Present:** Kristin VanHorn

**Absent:** Jenna Wilkens, Mike Bergen,

**Excused:** Joe Sevier

**Public:** None

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**Call to Order:** Matt Schamel called the meeting to order at 6:01 pm

**Introduction of New Members:** Introduced Jan Arcangeli who will be the representative from the Village of Burdett

**Opportunity for Public Comment:** None

**Review and Approval of Minutes:** Matt Schamel made a motion to approve the minutes from the February Planning Board Meeting, Seconded by Sarah Agan. All in favor vote, 13-aye. Motion passed.

### General Municipal Law 239 Review

- a. #19-006 – Town of Dix – Subdivision (2582 County Route 17, Watkins Glen)
  - Subdivision of approximately 6.6 acres on County Route 17 from a 49.7-acre parcel. Parcel A is the original parcel which will become a 43.1-acre parcel and remain in its current state. The new Parcel B will be a 6.6-acre parcel for the construction of a new single-family home.
  - Ted Marks made a motion to approve this subdivision seconded by Matt Schamel. All in favor vote, 13-aye. Motion passed.
  
- b. 19-007 – Town of Dix – Subdivision (1380 King Hill Road, Beaver Dams)
  - Subdivision of 3 parcels from a 25-acre parcel located on King Hill Road. Parcel B-1 will be 10.7 acres and contain the current single-family home located on the parcel. Parcel B-2 will be 5.6, and Parcel C will be 8.6 acres.
  - Alice Learn made a motion to approve this special use permit seconded by Matt Schamel. All in favor vote, 13-aye. Motion passed.

### Staff Report

- a. A discussion Clute Park Redevelopment Project was had

**Old business:** None

**New business:** None

**Planning Commissioner – Community Update:**

- Matt Schamel (Hector) – Stated that there is a very large Solar Farm in the Town of Dryden on Turkey Hill Road that provides a good example of the scale of some of the proposed solar farms

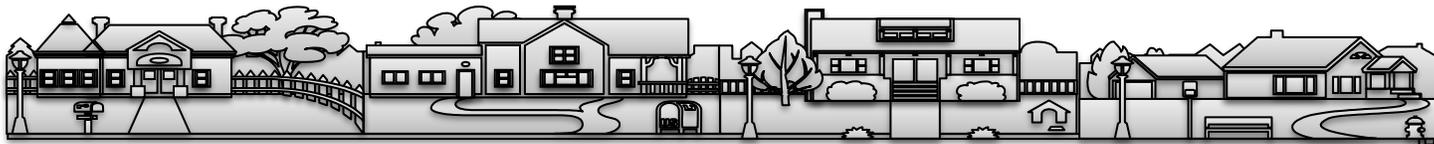
**Adjourn:** Motion made to adjourn the meeting by Bill Pylpciw at 6:30pm. Seconded Harriett Ferrell. Meeting adjourned.

**Next Scheduled Meeting:** Thursday, April 11, 2019 @ 6:00pm, 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 April 11, 2019

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**Present:** Rick Hendrick, Alice Learn, Matthew Schamel, Harriett Ferrell, Ben Stamp, Sarah Agan, Jan Arcangeli, Alyssa Wixson, Ted Marks, Bill Pylpciw, Dave Stamp, Mike Bergen, Joe Sevier

**Staff Present:** Kristin VanHorn

**Absent:** None

**Excused:** Kyle Colunio, Alicia Janke, Jenna Wilkens

**Public:** Jonatha Meade, Dawn Aprile

---

**Call to Order:** Matt Schamel called the meeting to order at 6:00 pm

**Opportunity for Public Comment:** None

**Review and Approval of Minutes:** Ted Marks made a motion to approve the minutes from the February Planning Board Meeting, seconded by Alice Learn. All in favor vote, 13-aye. Motion passed.

### General Municipal Law 239 Review

- a. #19-008 – Town of Reading- Subdivision Law
  - Kristin VanHorn described this was a small update from the Subdivision Law that was reviewed as part of #17-010 in September 2017 and reviewed updates.
  - Dave Stamp made a motion to approve the subdivision law, seconded by Sarah Agan. All in favor vote, 13-aye. Motion passed.
  
- b. #19-009 – Village of Watkins Glen – ZBA (Famous Brands Sign)
  - Bill Pylpciw indicated that the current signage on the building is inline with the village zoning and should continue to be encouraged.
  - Alyssa Wixson expressed concern about other business wanting a similar sign and how it would change the downtown area and that we should encourage moving toward the design guidelines
  - Ted Marks pointed out that the zoning law isn't perfectly clear on this issue, and in the next zoning update the entire signage section should be revised.
  - Ben Stamp said we should support the efforts of the code enforcement and not make exceptions to the intent of the design guidelines.
  - Bill Pylpciw made a motion to deny this variance request, seconded by Alyssa Wixson. All in favor vote, 13-aye. Motion passed.

- c. #19-010 – Town of Dix – Special Use Permit (Watkins Glen International)
  - Kristin VanHorn reviewed the proposal as it only relates to the off-site camping portion of the proposal and not the planning commissions thought as they pertain to the Woodstock event.
  - A discussion of safety and liability for the off-site area was had.
  - There will not be any campfires or grilling allowed in these areas
  - Harriett Ferrell made a motion to approve the special use permit, seconded by Dave Stamp. All in favor vote, 13-aye, 2-opposed, Mike Bergen and Ted Marks noting the impact on the agricultural fields. Motion passed.
  
- d. #19-011 – Town of Dix -Special Use Permit (2870 County Rt 16)
  - Jonatha Meade and Dawn Aprile provided an overview of the phase 1 and 2 of the project.
  - Mike Bergen asked if the driveway entrance will be wide enough to accommodate cars on trailers to come in and out. – Developers noted they would take the into consideration during phase 2.
  - Ted Marks made a motion to approve the proposed special use permit, seconded by Ben Stamp. All in favor vote, 13-aye. Motion passed.
  
- e. #19-012 – Town of Dix – Subdivision (Beaver Dams-Moreland Rd)
  - Review the proposed subdivision
  - Matt Schamel made a motion to approve the proposed subdivision with the recommendation that the access agreement is in place before final approval, seconded by Harriett Ferrell. All in favor vote, 13-aye. Motion passed.
  
- f. #19-013 – Town of Dix – Subdivision (2655 Van Zandt Hollow Rd)
  - Review the proposed subdivision
  - Ted Marks made a motion to approve the proposed subdivision, seconded by Joe Sevier. All in favor vote, 13-aye. Motion passed.
  
- g. #19-014 – Village of Montour Falls – Site Plan Review (116 N. College Ave)
  - Matt made the motion to deem this an incomplete application and make the following recommendations to be address, seconded by Mike Bergen. All in favor vote, 13-aye. Motion passed.
    - Lot Coverage: The proposed project covers 62% of the lot, when the parking and drive areas are counted. This would require an area variance, as the zoning only allows for 50% coverage.
    - Building Siting: Section 160-30 of the Zoning Law provides guidance for the new construction along Route 224. It is the recommendation of the Planning Commission that the building is flipped to the north side of the lot, so the front of the building is along Route 224 and the parking lot is at the back of the building. Ensure that the overall gateway quality is maintained.
    - Stormwater: The proposed project description and site plan does not provide or acknowledge any stormwater prevention measures. This needs to be addressed.
    - Water/Septic: It needs to be clarified how the water and septic will be provided for on the site. It was indicated in the SEQR form that proposed project will connect to a private water supply. The location of the proposed or existing well is

not drawn on the site plans. If a septic system is required this need to be addressed as part of the site plan, as the proposed project as drawn does not have a sufficient space to a septic system.

- Salt Storage Building: What will be stored in the building and how will the salt be handled. If it is loose or the bulk storage of salt accommodations need to be made to ensure that it will not seep into the ground.

**Staff Report:** Kristin provided an update on past projects.

**Old business:** None

**New business:** None

**Planning Commissioner – Community Update:**

- Ted Marks discussed the STC Regional Planning Conference and the sessions he attended. Ted encouraged other Planning Commissioners to attend in the future and recommended that the conference fee be paid by the County.
  - Kristin will discuss this with the legislators during Budgeting.
- There was a question about a project in the Town of Reading, and if the Planning Commission had reviewed it. Kristin said that she would pull the referral and review what was approved vs. what is being constructed and update the commissioners at their next meeting.

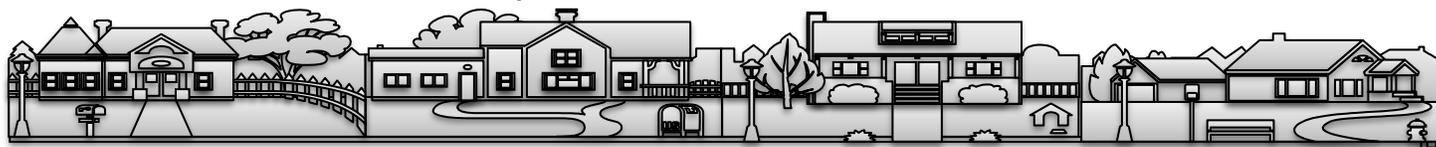
**Adjourn:** Motion made to adjourn the meeting by Mike Bergen at 7:40pm. Seconded Sarah Agan.  
Meeting adjourned.

**Next Scheduled Meeting:** Thursday, May 9, 2019 @ 6:00pm, 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 9, 2019

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**Present:** Rick Hendrick, Alice Learn, Ben Stamp, Sarah Agan, Jan Arcangeli, Bill Pylpciw, Dave Stamp, Joe Sevier, Kyle Colunio, Alicia Janke, Jenna Wilkens

**Staff Present:** Kristin VanHorn

**Absent:** Mike Bergen, Ted Marks,

**Excused:** Alyssa Wixson, Matthew Schamel, Harriett Ferrell

**Public:** Tammi McIlwain, Johanna Tuttle, Paul Thomas

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**Call to Order:** Ben Stamp called the meeting to order at 6:03 pm

**Opportunity for Public Comment:** None

**Review and Approval of Minutes:** Alice Learn made a motion to approve the minutes from the February Planning Board Meeting, seconded by Jenna Wilkens. Ben Stamp requested that the discussion about recording the meetings be brought back up at the next meeting. All in favor vote, 11-aye. Motion passed.

### General Municipal Law 239 Review

- a. #19-015– Village of Watkins Glen – ZBA (407 12<sup>th</sup> Street)
  - Kristin VanHorn explained that this was a use variance to tear a single-family home down within a district that no longer allows single family homes. The intention behind this district was to create greater density within the area.
  - The commission noted that this area is primarily single-family homes and would have a very limited impact on the community character and is not out of line with the Village Comprehensive Plan.
  - Dave Stamp made a motion to approve the variance request, seconded by Alicia Janke. All in favor vote, 11-aye. Motion passed.
  
- b. #19-016– Town of Dix – Subdivision (1465 Russell Hill Road)
  - Kristin VanHorn explained how the lots would be subdivided, and a discussion on the parcel layout was had.
  - Jenna Wilkens made a motion approve this subdivision, seconded by Bill Pylpciw. All in favor vote, 11-aye. Motion passed.

**Staff Report:**

- Kristin provided an update on current Planning Department Initiatives including an update to the County Local Solid Waste Management Plan, and the beginning stages of the 8-year Review of Ag District #1
- Provided an update on the Watkins Glen Repaving Project and new Street Lights.

**Old business:**

- At the April Meeting it was requested that Kristin provide an update on #17-011 – Lake Side Resort. Kristin reported that the current construction is in line with what was reviewed by the board.
- #19-010 – Watkins Glen International: This project received approval by the Town of Dix Planning Board with several conditions which included; completion of the SEQR, hours of operation, only tent camping, etc. There were no further questions from the board on this project. Kristin noted that if there was a change in status of this project she would let the board know.
- #19-011 – Aprile Ventures: This project received approval by the Town of Dix Planning Board with several conditions which included; approval of phase 1 only, limiting outside guest, and changes in the driveway culvert require the submission of the permit from County Highway. There were no further questions from the board on this project

**New business:** None

**Planning Commissioner – Community Update:**

- Jenna Wilkens – Provided an update on the new Schuyler Hospital Project. Phase 1 for a new inpatient wing has begun and is expected to be completed in the Winter of 2020. Phase 2 will include moving Primary Care down to the current inpatient wing within the hospital building. This phase is expected to be completed in the Summer/Fall of 2020

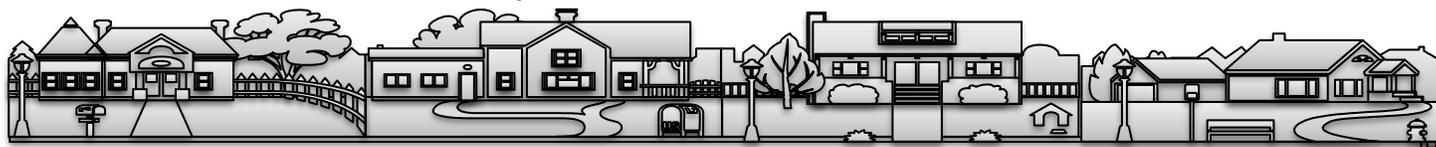
**Adjourn:** Motion made to adjourn the meeting by Dave Stamp at 6:30pm. Seconded Sarah Agan. Meeting adjourned.

**Next Scheduled Meeting:** Thursday, May 13, 2019 @ 6:00pm, 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 June 13, 2019

---

**Present:** Rick Hendrick, Alice Learn, Ben Stamp, Sarah Agan, Bill Pylpciw, Dave Stamp, Joe Sevier, Alicia Janke, Jenna Wilkens, Paul Thomas, Mike Bergen, Ted Marks, Alyssa Wixson, Matthew Schamel, Harriett Ferrell

**Staff Present:** Kristin VanHorn

**Absent:**

**Excused:** Kyle Colunio, Jan Arcangeli,

**Public:** None

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**Call to Order:** Matt Schamel 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 May Planning Board Meeting, seconded by Joe Sevier. All in favor vote, 15-aye. Motion passed.

### General Municipal Law 239 Review

- a. #19-017 – Town of Dix – Subdivision (1916 Price Road)
  - Ben Stamp asked if any neighbors within the Town were complaining about the number of subdivisions happening.
    - The Town of Dix Comprehensive Plan and County Comprehensive plans have goals of preserving farmland and all of the recent subdivisions are out of line within this.
  - Ben Stamp made a motion to approve the subdivision request, seconded by Sarah Agan. All in favor vote, 15-aye. Motion passed.
  
- b. #19-018 – Town of Dix -Special Use Permit (1416 State Route 414)
  - Ted Marks recommended that restriction be placed on future uses.
  - Ted Marks made a motion to approve the special use permit with a recommendation that if the use of the “accessory dwelling unit” changes in the future it the applicant returns to the planning board for a new special use permit, seconded by Harriett Ferrell. All in favor vote, 15-aye. Motion passed.
  
- c. #19-019 – Village of Watkins Glen – Subdivision (Orchard Ave)
  - Kristin described the circumstances surrounding this project and recommended that based on lack of Village Subdivision and it not meeting the requirements of the NYS Realty Subdivision Law.

- Matt Schamel made a motion to return this project as local concern only, seconded by Jenna Wilkens. All in favor vote, 15-aye. Motion passed.

**Staff Report:**

- Provided an update on the Regional Wastewater Treatment Plant, Regional Strategic Plan and Clute Park Project.

**Old business:** None

**New business:** None

**Planning Commissioner – Community Update:**

- Bill Pylpciw brought up concerns around the repaving project and the overall quality of the project.
- Ted Marks – Asked about the status of the FLX Works/Salubria Project
  - o The HCR funding for the project was not received, however the developer is still interested in moving the project forward if possible

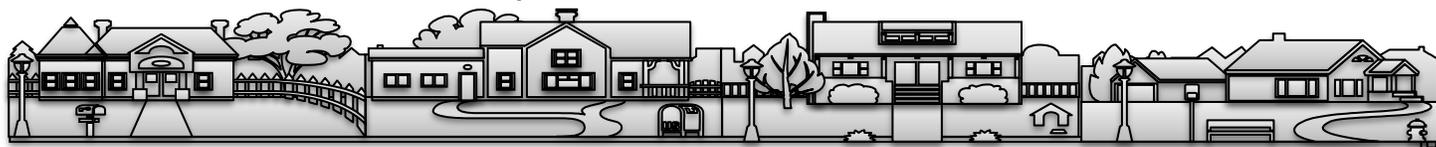
**Adjourn:** Motion made to adjourn the meeting by Matt Schamel at 6:45pm. Seconded Sarah Agan. Meeting adjourned.

**Next Scheduled Meeting:** Thursday, July 11 @ 6:00pm, 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 July 12, 2019

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**Present:** Rick Hendrick, Alice Learn, Ben Stamp, Bill Pylpciw, Dave Stamp, Joe Sevier, Paul Thomas, Mike Bergen, Ted Marks, Matthew Schamel, Harriett Ferrell, Jan Arcangeli

**Staff Present:** Kristin VanHorn

**Absent:** Alicia Janke, Jenna Wilkens

**Excused:** Kyle Colunio, Alyssa Wixson, Sarah Agan,

**Public:** None

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**Call to Order:** Matt Schamel called the meeting to order at 6:02 pm

**Opportunity for Public Comment:** None

**Review and Approval of Minutes:** Mike Bergen made a motion to approve the minutes from the June Planning Board Meeting, seconded by Harriett Ferrell. All in favor vote, 10-aye. Motion passed.

### General Municipal Law 239 Review

- a. #19-020 – Town of Dix -Special Use Permit (2425 County Rt 16)
  - There was a discussion about the type of exhaust system and if it would be loud or put air pollution into the environment.
  - Ted Marks made a motion to approve the special use permit, seconded by Ben Stamp. All in favor vote, 11-aye. Motion passed.

### Staff Report:

- Kristin reported that there would be an open house for the Watkins Glen Solar Energy Center at WGI, on July 23 with two sessions from 11am-1pm and 5pm-7pm.
- Kristin provided a update on the Clute Park Project and the WWTP Reuse Study.

**Old business:** None

**New business:** None

### Planning Commissioner – Community Update:

- Harriett Ferrell – provided an update on the Cargill project. They are expecting the new warehouse to be completed by the end of August.
  - o They are also placing a new tank farms on the east side of the building.

- The sign at El Rancho was brought up, there was a question about why it was turned down.

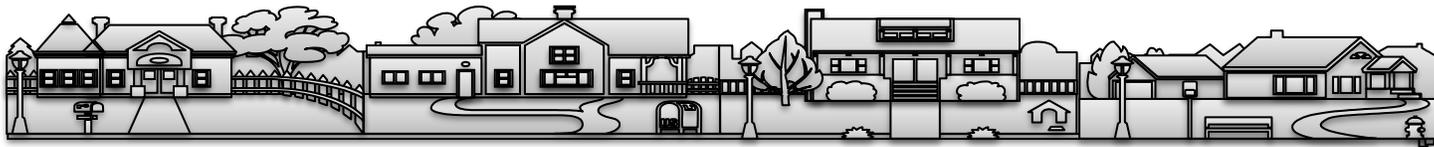
**Adjourn:** Motion made to adjourn the meeting by Mike Bergen at 6:30pm. Seconded Paul Thomas. Meeting adjourned.

**Next Scheduled Meeting:** Thursday, August 8<sup>th</sup> @ 6:00pm, 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 12, 2019

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**Present:** Rick Hendrick, Alice Learn, Ben Stamp, Bill Pylpciw, Dave Stamp, Joe Sevier, Mike Bergen, Ted Marks, Harriett Ferrell, Jan Arcangeli, Sarah Agan, Kyle Colunio, Alicia Janke, Jenna Wilkens

**Staff Present:** Kristin VanHorn

**Absent:** None

**Excused:** Alyssa Wixson, Paul Thomas, Matthew Schamel,

**Public:** Norma Burris, Mark Simiele, David Adams

---

**Call to Order:** Ted Marks called the meeting to order at 6:00 pm

**Opportunity for Public Comment:** None

**Review and Approval of Minutes:** Mike Bergen made a motion to approve the minutes from the July Planning Board Meeting, seconded by Alice Learn. All in favor vote, 14-aye. Motion passed.

### General Municipal Law 239 Review

- a. #19-023 – Village of Watkins Glen -Site Plan Review (1 N. Franklin St)
  - Dave Adams (the architect for the project) reviewed the project, addressing questions about the easements on the site, the potential lighting fixtures.
    - o The materials for the buildings will match the surrounding buildings with brick on the bottom, the top will be a white/cream-colored.
  - Dave Stamp asked if the setbacks were all addressed– yes, everything is inline with the required setbacks
  - Sarah Agan asked if the facility would be year-round – that is the ultimate goal of the project.
  - Sara Agan asked about pedestrian access to the lakefront through the site. – Mark indicated that there would not be a change and the DOT improvements have increased the ease of getting to the lakefront.
  - Ben Stamp noted that the biggest challenge to the view is the parking – it may be something the Watkins Zoning should address in a future update.
  - Expect to start construction November 1st
  - Dave Stamp made a motion to approve the proposed site plan, seconded by Joe Sevier. All in favor vote, 14-aye. Motion passed.

**Staff Report:**

- Kristin gave an update on the Ag District #1 8year Review, and Solid Waste Management Plan.
- Kristin reported that the WWTP Reuse study is moving along well and will be presented to the Village Board at their September 17<sup>th</sup> meeting.

**Old Business:** None

**New business:** None

**Planning Commissioner – Community Update:**

- Ted Marks – Inquired about what was going on at the Fire Academy.
- Harriett Ferrell – provided an update on the Cargill project. The new warehouse and tank farm are just about done. The rail crossing is expected to be upgraded the 1<sup>st</sup> week in November.

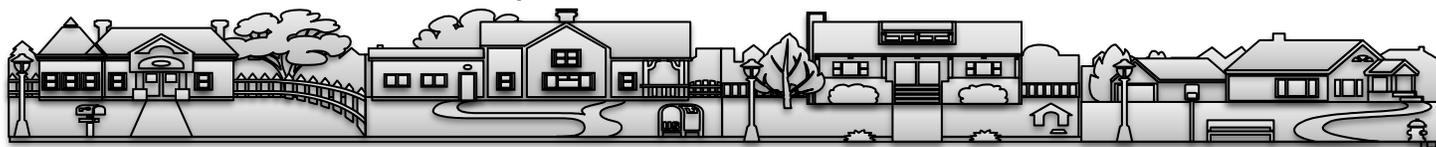
**Adjourn:** Motion made to adjourn the meeting by Ted Marks at 6:33pm. Seconded Dave Stamp.  
Meeting adjourned.

**Next Scheduled Meeting:** Thursday, October 10<sup>th</sup> @ 6:00pm, 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 November 15, 2019

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**Present:** Rick Hendrick, Alice Learn, Ben Stamp, Bill Pylpciw, Joe Sevier, Mike Bergen, Ted Marks, Harriett Ferrell, Jan Arcangeli, Sarah Agan, Paul Thomas, Matthew Schamel

**Staff Present:** Kristin VanHorn

**Absent:** Dave Stamp, Alicia Janke

**Excused:** Jenna Wilkens

**Public:** Jessica Kim

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**Call to Order:** Matt Schamel called the meeting to order at 6:01 pm

**Opportunity for Public Comment:** None

**Review and Approval of Minutes:** Mike Bergen made a motion to approve the minutes from the September Planning Board Meeting, seconded by Alice Learn. All in favor vote, 12-aye. Motion passed.

### General Municipal Law 239 Review

- a. #19-027 –Town of Dix-Subdivision Review (2111 NYS Route 414)
  - Kristin reviewed the project and explained how the three new parcels would be created. There is no proposed change of the uses existing on the property and it is expected to remain agriculture.
  - Alice Learn made a motion to approve the proposed subdivision, seconded by Joe Sevier. All in favor vote, 12-aye. 1- abstain (Mike Bergen) Motion passed.
- b. #19-028 – Village of Watkins Glen – Area Variance, ZBA (515 E. 4<sup>th</sup> Street)
  - Ms. Kim from BRR Architecture presented the proposed area variance for the use of “Knockout Orange” on the frame for a parking structure on the west side of the Walmart Building to be used for grocery pickup. Ms. Kim explained that the proposed color “Knockout Orange” should be considered an earth tone color because is the same color as the “sunset, pumpkins, fall leaves, and Georgia Clay”. Further she explained the orange color was consistent with their corporate brand and would aid in the wayfinding on the site.
  - There was a question about why this required a variance, but the painting of the actual Walmart Building did not.
    - The Village of Watkins Glen changed their Zoning Law since the Walmart was painted.
  - Ben Stamp asked if matching the color on the building was a vital component of the project.

- Harriett Ferrell noted that with good signage people could still find their way to the grocery pick up
- Bill Pylpciw noted that because the end wall is already the “Knockout Orange” it wouldn’t be difficult to find your way to the grocery pick up area.
- Mike Bergen and Ted Marks shared they didn’t feel that it was a decision that should be made at the County Planning Commission level, but by the Village.
- There was a general discussion about the Village’s design guidelines and the goals/ character the Village is trying to achieve by implementing such strict design guidelines. It was noted that in communities where design guidelines have clearly worked they have stayed strong to them.
- Bill Pylpciw made a motion to recommend the Village of Watkins Glen ZBA deny the area variance, seconded by Harriett Ferrell. All in favor vote, 8-aye, 3 opposed (Jan Arcangeli, Mike Bergen, Rick Hendrick. 1- abstain (Ted Marks) Motion passed.

**Staff Report:**

- New Digital Billboard within the Town of Dix
  - Several Commissioners have inquired about the new digital billboard located just outside the Village of Watkins Glen line in the Town of Dix, and why it did not require review by the Planning Commission.
  - Kristin explained the Town Board changed the zoning law in regard to signs and did not follow proper NYS Law, by completing the SEQR Review or sending the zoning law amendment to the County Planning Commission for review.
  - Kristin did speak with the Town of Dix Administrator, Kristi Pierce and explained why it is so important zoning changes are sent to the county and that the Town follow GML, Environmental Conservation Law for Zoning Amendment in order to prevent lawsuits that would be costly to the Town
  - It was recommended that the Planning Commission send the Town the same letter that was sent after a similar situation happened with the changes to the Town’s Solar Law. It was further recommended that the letter be sent to every board member, the supervisor, and town attorney and followed up on at a Town Board Meeting.
- Kristin reported that there will be a public information meeting on the Two Village Regional Strategic Plan on November 18 at 5pm at the Watkins Glen Community Center.

**Old Business:** None

**New business:** None

**Planning Commissioner – Community Update:**

- Ted Marks – As about the storage units in the Town of Reading and why they are expanding without having had to come to the Planning Commission
  - Kristin will follow up with the Chair of the Planning Board on the issue, and if necessary, send another letter about procedure.

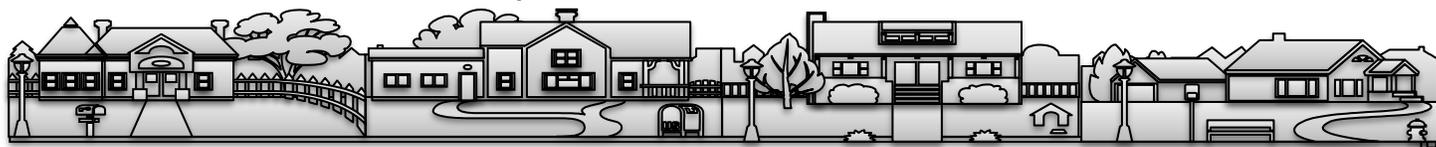
**Adjourn:** Motion made to adjourn the meeting by Bill Pylpciw at 6:55pm. Seconded Joe Sevier. Meeting adjourned.

**Next Scheduled Meeting:** Thursday, December 12 @ 6:00pm, 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 December 12, 2019

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**Present:** Rick Hendrick, Alice Learn, Ben Stamp, Bill Pylpciw, Joe Sevier, Ted Marks, Harriett Ferrell, Jan Arcangeli, Paul Thomas, Matthew Schamel, Jenna Wilkens, Dave Stamp, Alicia Janke

**Staff Present:** Kristin VanHorn

**Absent:** None

**Excused:** Mike Bergen, Sarah Agan

**Public:** Bill Atwood

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**Call to Order:** Matt Schamel called the meeting to order at 6:02 pm

**Opportunity for Public Comment:** None

**Review and Approval of Minutes:** Ted Marks made a motion to approve the minutes from the November Planning Board Meeting, seconded by Joe Sevier. All in favor vote, 13-aye. Motion passed.

### General Municipal Law 239 Review

- a. #19-029 – Village of Watkins Glen – Site Plan Review (515 E. 4<sup>th</sup> Street)
  - Kristin provided an update on the color change as a result of last months variance request. Otherwise no changes have been made to the Site Plan.
  - Ben Stamp made a motion to approve the proposed site plan, seconded by Alice Learn. All in favor vote, 13-aye. Motion passed.
- b. #19-030 – Town of Dix – Special Use Permit (2419 County Rt 17)
  - Kristin provided an overview of the project and noted that this was only giving approval to using the existing garage, and should a new building be constructed the applicant will need to go through the Special Use Permit process again.
  - There was a question about the impact on the neighbors, the commissioners agreed that it would be minimal.
  - Ben Stamp made a motion to approve the proposed special use permit, seconded by Joe Sevier. All in favor vote, 13-aye, Motion passed.
- c. #19-014A – Town of Dix – Special Use Permit (2419 County Rt 17)
  - Mr. Atwood reviewed the project noting the there would be 6 apartments, and they included an engineered stormwater retention pond to address drainage concerns.
  - There was a question about the building materials and colors, Mr. Atwood stated that each apartment would most likely be a different color.

- Kristin outlined a concern about lot size differences between the map/survey and the calculations used for lot coverage. The drawings state a 50% lot coverage but based on the parcel size it should be 55%.
    - Mr. Atwood noted that there is an additional “unclaimed” parcel between his property and the neighboring parcel that is being used in that calculation.
  - Ted Marks made a motion to approve the proposed site plan with the following recommendation
    - The lot size dimensions and coverage need to be addressed and brought into compliance or a zoning board of appeals applications needs to be made and approved.
    - Encourage the implementation of design guidelines around the color and materials used for the project.
- seconded by Ben Stamp. All in favor vote, 12-aye, 1-abstain (Harriett Ferrell) Motion passed.

**Staff Report:**

- Kristin recognized and thanked Ted Marks and David Stamp for their 6-year commitment to the Planning Commission.
- Kristin reported that there will be a Project Seneca Annual Meeting December 16 at 4pm at the Harbor Hotel.

**Old Business:** None

**New business:** None

**Planning Commissioner – Community Update:** None

**Adjourn:** Motion made to adjourn the meeting by Matt Schamel at 6:28pm, seconded by Paul Thomas. Meeting adjourned.

**Next Scheduled Meeting:** Thursday, January 9 @ 6:00pm, Schuyler County Human Service Complex.