

# Schuyler County Planning Commission



Schuyler County Planning Department

105 Ninth Street, Watkins Glen, NY 14891

(607) 535-8211

## Schuyler County Planning Commission January 9, 2014

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**Present:** Jim Adesso, Lori Asperschlager, Joe Sevier, Ed Gates, Kate Bartholomew, Rita Schreiber, Mike Bergen, Drew Guild, Drew Bubb, Peggy Tomassi, Ben Saks, Dave Stamp, Mark Wittig, Dave Stamp, Don Chutas

**Staff Present:** Kristin VanHorn

**Excused Absence:** Ted Marks, Sarah Chicone

**Public:** No one from the public present

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**Call to Order:** Meeting called to order by James Adesso at 7 p.m.

**Introduction of new commissioner's:** Dave Stamp, Drew Guild, Drew Bubb, Mark Wittig

**Opportunity for Public Comment:** The meeting was opened for public comment

**Review and Approval of Minutes:** Motion to approve the minutes of the November 14 meeting, accepted as submitted, made by Kate Bartholomew and seconded by Dr. Ben Saks. Motion carried unanimously.

**General Municipal Law 239 Reviews:** This issue came to the village of Watkins Glen two meetings ago and the gentleman that is doing the work did not approach the Code Enforcement officer correctly. The building is up. It did not have to come to board because it wasn't close enough to a highway. Issue has come to the county and applicant is aware of this. The public hearing is set for Wednesday, January 15<sup>th</sup>. It was stated that this is a simple pole barn for storage. It will not interrupt future development, because it's solely storage. Motion for a recommendation for the village to approve the construction by Kate Bartholomew, seconded by Michael Bergen, motion carried unanimously.

**Staff report:** Meeting prior to this with working committee. Hoping that by January 24, something will go out to the advisory committee for this board's review and to share with your board. There were a lot of changes and errors in the last submission. Please read this when you receive it and let Kristin know of any changes. Kristin will make sure comments during original meeting will be included. Especially read the county portion that has been revamped as this highlights more tourism, agriculture ...

### **Old Business:**

Informed new members about meeting

**New Business:** Training hours. Kristin proposed starting fresh this month with training hours. SCT leadership conference allows you to get all 4 of your training hours in. This is a two day conference at CCC, in April.

Members are only required to attend one day. Registration forms are not out but as soon as they come out Kristen will have them in your monthly packet. Another training option is she can email you an article to read before the meeting and then have open discussion about that. This would be ½ training hour per meeting. APA website where you can go on do your own training hours. It is mandated that each member has 4 training hours per year. It was decided that monthly meetings will be posted on the website at least a week or so before each meeting. Asked members to share any articles they would like to. Kristin passed out an article titled How Façade Improvement Programs Can Benefit Your Community. Someone who does training from the State is also a possibility. Kate Bartholomew discussed utilizing the computers at the school. T training is the two day conference at CCC. Members are only required to attend one day. This conference is held in April. Registration forms are not out but as soon as they come out Kristen will have them in your monthly packet.

Don Chutas questioned the new rentals at the Seneca Lodge. Kristin will look into it.

Ed Gates asked if the new sewage treatment plant has to come through the board. Kristin said that it does and so far it's positive.

Joe Sevier: Recommendations... come to us, but then we don't have follow-up ..do not hear what happens.

Kristin explained that they send us a report of final action. She will share it with the Planning Board.

James mentioned that we cannot lose site that what we are doing is the preliminary step. Developer still has to follow parameters at the local level. Once the site plan is approved the project lies with the local code enforcement officer and developer. And then it may be years until the project comes to fruition.

Kate Bartholomew asked about Nextera Energy. She said she called many numbers and never got ahold of anyone, for over a year.

James Adesso: Dix Board members said they would hear something on this.

Joe Sevier: last he heard was about the wind towers.

James Adesso: Next step is they can construct or not. Last time we heard anything was 3 years ago.

Ben Saks: He remembered that it was out of our jurisdiction and had gone to state jurisdiction.

Michael Bergen: Heard they were going to start at race track then go to other areas.

James Adesso: To comply with state regulations you have to have so many BTU's?

Kristin VanHorn: If it's preliminary you could ask that they come back to the planning board if there are significant changes for a final look at.

James Adesso: The plans are preliminary but if a developer makes a change to anything the process needs to start at the beginning again and only the CEO retains the original drawings, even if it's just one small change and they have already had their public hearing. We can only act on the surface amount of information.

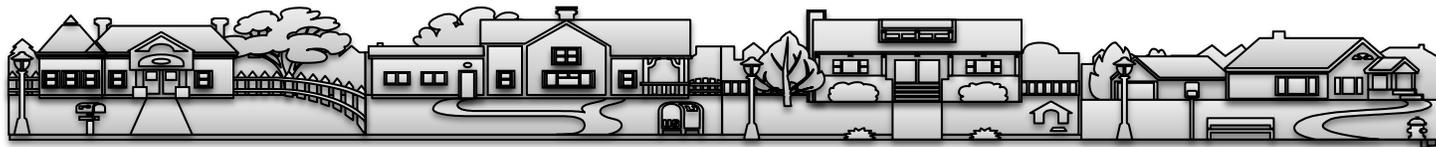
**Adjourn:** Motion made to adjourn at 7:40 p.m. by James Adesso

**Next scheduled meeting:** February 13, 2014 @ 7:00 p.m. Schuyler County Human Services Complex

# Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



## Meeting Minutes Schuyler County Planning Commission March 13, 2014

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**Present:** Mark Wittig, Drew Bubb, Mike Bergen, Kate Bartholomew, Dave Stamp, Joe Sevier, James Adesso, Ted Marks, Ed Gate, Don Chutas

**Staff Present:** Kristin VanHorn, Sonja Croft

**Excused Absence:** Chris Arnold, Rita Schreiber, Lori Asperschlager, Sarah Chicone, Peggy Tomassi, Dr. Ben Saks, Drew Guild

**Absent:** None

**Public:** None

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**Call to Order:** The meeting was called to order at 7:03 by James Adesso

**Opportunity for Public Comment:** None

**Review and Approval of Minutes:** Motion to approve the minutes of the February 13, 2014 meeting, accepted as submitted made by Kate Bartholomew and seconded by Mike Bergen. Motion carried unanimously.

New Commissioner, Ted Marks, introduced himself. He lives in Yates County and owns Atwater Estate Vineyards. He was very involved in Three Rivers Development Co. in Corning. Ted said he is very pleased to have a business in Schuyler County; The Tasting Room on Franklin St. in Watkins Glen. Members of the Planning Board introduced themselves to Ted.

**General Municipal Law 239 Reviews:** None

**Staff report:** The Schuyler County Comprehensive plan is to be released to the public tomorrow. We have had the opportunity to talk to a lot of people. There will be a public meeting on March 26<sup>th</sup> at 2:30 and at 7:00 PM at the Community Center in Watkins Glen. The consultants will give a 15-minute presentation of how it came together and you will have an opportunity to talk to someone regarding and comments or questions about the village. If anyone is around and available we do need volunteers to man some of these tables. This will mostly consist of writing down questions and allowing the

community an opportunity to comment. People perceive it that the public has not had enough input so the hope is that this will give them an opportunity to get involved.

Past things that have come before the planning board: The wind farm is still moving forward and is still a viable project. Town of Dix is content with the direction that it is heading. Kristin will continue to inquire about it and keep us in the loop. Phil Barnes (Town of Reading Planning Board/ County Legislator) and some others visited their other plants in Pennsylvania.

### **Old Business: None**

### **New Business:**

#### Comprehensive Plan Review

Kristin has received about 5 to 10 comments regarding the comprehensive plan. Kristin opened the floor for comments on this plan in case anyone has any concerns.

- James Adesso commented on the Comprehensive plan stating, "This took us out of the dark ages and this is now easy to work with."
- Joe Sevier commented that he feels the Comprehensive Plan is laid out very well.
- Ted Marks commented that it does not seem like a plan, but seems like a report. He feels it is more like an analysis of where we are, rather than a plan. Kristin explained that this is more of a guide for each town and county to use for developing/updating their own comprehensive plan
- Mark Wittig added that he agrees it does take some time for something like this to be inseminated. All agreed there will be growing pains on the process of beginning a Comprehensive plan but at least it will get some dialogue started.
- Mike Bergen, said the theory is that it needs to be updated every 5 years or so.
- James Adesso reiterated that our function is to be an over site for the towns and villages. Kristin added that there is funding coming behind this comprehensive plan from the state. Having the money to update the plans will also help to start a substantial dialogue.

#### County Wide Planning Discussion

Kristin: We have a County wide planning board but only a few things come to us and that is only if the town or village brings it to us. As a county planning board, we need to be aware of what is going on in the county even if it is not coming to us. She would like everyone to start talking and working together regularly to allow for a more informed discussion of planning issues. She suggested that we start a discussion each month about what is going on throughout the county. Kristin is looking for this to be a more comprehensive Planning Board instead of just select towns who want to submit something. The desire is for the dialogue to be more open so the board members are more aware of what is going on in the county.

#### Village of Watkins Glen:

- James Adesso - There is another Chinese Restaurant that has approached the Village of Watkins Glen code enforcement that is meeting opposition from other restaurant goers. This is a preliminary site plan.
- James Adesso reported that the apartment complex on Rte. 14, Seneca Terrace has gone through the preliminary process, and is now going through substantial changes. When there is substantial change to a plan, it has to go to the board again. There are still issues on this housing project. There has been a good amount of cooperation, but there are still strong concerns of

residents living on streets in close proximity. A traffic study has been completed, and there are still issues to be worked out. It will be coming back to this board.

- The Village of Watkins Glen planning board is working with us to tweak up the zoning of Watkins Glen. They have teamed up with Hunt Engineers in an effort to modernize the zoning laws in WG.
- Ted Marks asked if we have ever discussed the Village Marina issue. Kristin explained the status of the lease.
- A plan for condominiums came to this board. It has gone through two different developers. If there is a new developer then that site plan review is null and void and we will be seeing this resurface.

Hector:

- Kristin mentioned the new winery on Rte. 79 and the impact of the cutting would have countywide.
- Ed Gates brought up the fact of the planting on the hills.
- Mike mentioned the difference in agricultural use and personal use in terms of how much clear cutting can occur on a property.

Project Seneca:

- Kristin mentioned that the Waste Water treatment is only part of this plan. This part of the plan is moving forward. The project management team and engineers are looking into all environmental concerns. The project heads are meeting with DEC this week to discuss the existing eagle nest and the concern that the eagles could nest anywhere along the canal at any point in the project's progression, and how to handle this issue if it were to happen.
- Project Seneca involves redevelopment of Montour Falls and RV park, trails, a bridge and a connection to the Catherine valley trail. Watkins Glen is looking to put a multipurpose path expanding to Clute Park and to MF and away from traffic. They are looking to put a dedicated pedestrian trail from WG to MF. Ted suggested that we ask Project Seneca to attend our next meeting and inform us of their plan for Project Seneca. He went on to say inviting these organizations to approach us in an attempt to build these relationships and trust by working together. All agreed. Kristin will ask Rick Weakland to come to our next meeting and present an overview of Project Seneca.

**Adjourn:** Motion made to adjourn at 8:15PM by Mike Bergen and seconded by Joe Sevier

**Next Scheduled Meeting:** April 10, 2014 @ 7:00 p.m. Schuyler County Human Services Complex