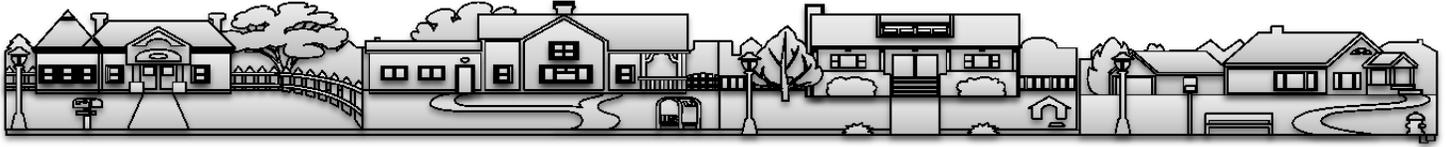


# Schuyler County Planning Commission

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, 2016

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**Present:** Bill Meehan, Ed Gates, Rick Hendrick, Kate Bartholomew, Lori Asperschlager, Jenna Tormey, Brittany Gibbs, Chris Arnold, Peggy Tomassi, Mark Wittig, Jenna Wilkins,

**Staff Present:** Kristin VanHorn

**Absent:** None

**Excused:** Ben Stamp, Matthew Schamel, Sarah Chicone, Ted Marks, Dave Stamp

**Public:** None

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**Call to Order:** The meeting was called to order at 7:00PM by Kristin VanHorn.

**Opportunity for Public Comment:** None

**Election of officers:**

The floor was open to nominations:

- Jenna Wilkens nominated Matt Schamel as Chairman. Peggy Tomassi made a motion that Matt Schamel become the new Chairman for 2016. Kate Bartholomew seconded. All in favor vote, 11-aye. Motion passed.
- Kate Bartholomew made a motion that Lori Asperschlager will continue as the vice chairman, Chris Arnold seconded. All in favor vote, 11-aye. Motion passed.
- Kate Bartholomew made a motion for Peggy Tomassi continue as Secretary, Jenna Wilkens seconded. All in favor vote, 11-aye. Motion passed.

**Review and Approval of Minutes:** Motion to approve the minutes of the December 10, 2015 meeting; accepted as submitted made by Kate Bartholomew and seconded by Jenna Tormey  
All in favor vote, 11 -aye. Motion passed.

### General Municipal Law 239 Reviews

#### #16-001: Village of Watkins Glen Site Plan Review – Seneca Wine and Spirits

Kristin explained the details of the proposed project to construct a three-story edition, which will be extended to the setback for the alley. The top floors will be a one two-story apartment and the bottom will be for storage so their business can expand and because they need more space. There are two public lots close by with plenty of public parking so there are no issues foreseen as far as parking.

- There was a question brought up as to why the addition is not being constructed at the front of the building.
  - Kristin replied that it is because the front of the building is not structurally sound enough to support two more stories.
- There was discussion of this blocking the views from the rentals on top of house of Hong. It will block view, but their view is of the VFW building so it is not expected to be a significant issue.

Kate Bartholomew made a motion to recommend this site plan. Peg Tomassi seconded the motion. All in favor vote, 11-aye. Motion passed.

## **b: #16-002 Village of Montour Falls Site Plan Review – Upstate Cellular/Verizon Tower**

Kristin explained the details of the proposed project to construct a cellular tower next to the DPW building on Cook St., in the wooded area. They looked at many different sites including near Schuyler hospital, the Schuyler redevelopment site, Sheppard Niles, the old dumpsite on L’Hommedieu St. This site was the best choice of all possible locations.

- There was a question about the impact this will have on the view.
- The biggest view it will impact is the Catherine Valley trail. Once you are in the village, it will not have a significant impact on the view.
- There was discussion about the view of the tower itself, but it was concluded that the biggest eyesore would be the flashing red light at nighttime.
- Kate Bartholomew asked about the migratory patterns of the birds in the area. Ed Gates mentioned checking with Jack Brubaker regarding the birds.
- Microwave radiation was also a concern discussed by the members. It was pointed out that the towers at county building (EMS towers) have been there for a long time. It was mentioned that this is a lease, not a business.
- Kristin included that cell phones fall under public utilities.

Chris Arnold made a motion approve this site plan review with the recommendation that they do a feasibility study, migratory bird analysis and study on the microwave radiation effects. Jenna Wilkins seconded the motion. All in favor vote, 10-aye, 1-abstain (Ed Gates). Motion passed.

### **Staff Report:**

Please put the 2016 meeting dates on your calendars.

Everyone needs to get 4 hours of training in. If you did extra training last year, it does roll into this year. There will be another big training with the Department of State this year. You can do online trainings as well. Anything to do with planning and economic development to further your knowledge will qualify. If you asked to be reappointed you were. The Town of Tyrone is the only seat still opened. Someone is thinking about that seat. If you know of anyone, please let Kristin know.

### **Old Business:**

- Seneca Brewery is no longer standing. The demolition is just about complete.
- The owner of Dunkin Donuts had his permit extended by the state. As soon as asphalt plant opens, he says he will be fixing the parking lot.
- The dumpster at Lucky Star is still a point of contention. For now they have put a fence around dumpster as it is. Kristin has suggested they build a planter in front of the dumpster enclosure on the Franklin St. side to make it a nicer looking enclosure. They are out of any other options right now. This is the only feasible location for the dumpster. The Site plan review process will now have more strict regulations on dumpsters and oil disposal for restaurants.
- The first group of tenants for the Middle School apartment complex on Decatur St. are picking out their apartments now. Their move in date should be early February. Applications for openings are still being accepted. Tenants must be 55 years of age. They are hoping to offer tours in March at a public open house. The auditorium is nice and is a separate structure from the apartment complex. Approval process to use auditorium hasn’t been worked out yet.

### **New Business:**

Town of Orange: Rick Hendrick reported that next month at planning board they will do their first presentation of what they are looking for as a site plan review.

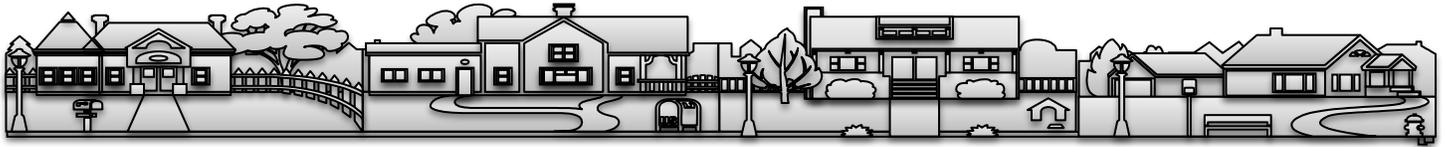
**Adjourn:** Motion made to adjourn at 7:54 pm by Peg Tomassi, seconded by Jenna Wilkins.

**Next Scheduled Meeting:** February 11, 2016 @ 7:00 p.m., Schuyler County Human Services Complex

# Schuyler County Planning Commission

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

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## Meeting Minutes Schuyler County Planning Commission March 10, 2016

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**Present:** Ed Gates, Rick Hendrick, Lori Asperschlager, Jenna Tormey, Brittany Gibbs, Chris Arnold, Jenna Wilkins, Sarah Chicone

**Staff Present:** Kristin VanHorn

**Absent:** Ben Stamp, Matthew Schamel, Dave Stamp, Matthew Novak

**Excused:** Ted Marks, Peggy Tomassi, Bill Meehan, Kate Bartholomew

**Public:** Robert Bellavigna, Bob Bellavigna

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**Call to Order:** The meeting was called to order at 7:04PM by Lori Asperschlager.

**Opportunity for Public Comment:** None

**Review and Approval of Minutes:** Motion to approve the minutes of the January 14 meeting; accepted as submitted made by Brittany Gibbs and seconded by Jenna Tormey  
All in favor vote, 7 –aye, Abstain - Sarah Chicone. Motion passed.

### General Municipal Law 239 Reviews

#### #16-004: Town of Dix, Site Plan Review - Raceway Grocery LLC & Raceway Liquor LLC

Rob Bellavigna explained the details of the proposed project to convert a former gas station/store on Route 414 into a year round convenience store and liquor store, and two apartments on the second story. The proposal includes a small area to sit down and eat, and will have a beer and wine license for in house service.

- The existing parking area will remain unchanged.
- There will be indoor and outdoor seating

Sarah Chicone made a motion to approve this site plan. Jenna Wilkens seconded the motion. All in favor vote, 8-aye. Motion passed.

### Staff Report:

Kristin outlined several training opportunities that are coming up and that the Town of Catharine seat is still vacant.

### Old Business:

- Project Seneca
  - The WWTP is on track and the design is moving along.
  - Ed Gates is concerned about the base soil in that area, and that the soil will not be able to support this type of structure.
- Franklin Plaza Dumpster
  - Owner has agreed to build a planter on the street side of the dumpster in an attempt to screen the dumpster from the street and sidewalk.

**New Business:**

None

**Planning Commissioner Community Updates:**

- Town of Orange – Rick Hendrick
  - Camp Monterey: Empire State Development has notified the original selected bidder that they will not be moving forward with the project at this time.
  - A new solar farm is being constructed on County Route 16
- Village of Montour Falls – Sarah Chicone
  - Cook Mansion: All of the renovations are complete and it is now open as a B&B, also wedding venue.
- Village of Watkins Glen
  - Questions about State Park Updates - Kristin discussed the proposed changes and said that she would bring the images to the next meeting.
- Town of Hector
  - Jenna Tormey – Asked about the project that was happening near Hector Falls along the road.
  - Ed Gates – Discussed state of farmland in Hector.

**Adjourn:** Motion made to adjourn at 8:04 pm by Sarah Chicone, seconded by Jenna Wilkins.

**Next Scheduled Meeting:** April 14, 2016 @ 7:00 p.m., Schuyler County Human Services Complex