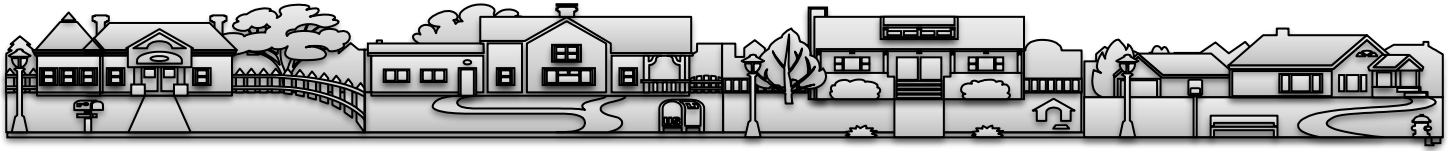


Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes Schuyler County Planning Commission January 11, 2018

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

Staff Present: Kristin VanHorn,

Absent:

Excused: Alice Learn, David Zinger

Public: None

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

Opportunity for Public Comment: None

Election of 2018 Officers

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

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

General Municipal Law 239 Review

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

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

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

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

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

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

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

Old business:

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

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

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

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

Schuyler County Planning Commission

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

Telephone: 607.535.8211 Fax: 607.535.8193



Meeting Minutes Schuyler County Planning Commission February 8, 2018

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

Staff Present: Kristin VanHorn

Absent: Peg Tomassi, Kate Bartholomew, Jenna Wilkins

Excused: Chris Arnold, Matthew Schamel, Brittany Gibson

Public: Chad Hendrickson

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

Opportunity for Public Comment: None

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

General Municipal Law 239 Review

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

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

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

Staff Report:

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

Old Business:

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

New Business: None

Planning Commissioner – Community Update

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

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

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