



Village of Watkins Glen

SPECIAL USE PERMIT APPLICATION

(Please complete pages 1 & 2)

Property Address: 157 Lembeck Lane, Watkins Glen, NY 14891

Tax Map Number: 65.14-2-6.3, 65.10-1.5 Zoning District: Waterside on Seneca - PUD Overlay

Applicant Name: Waterside on Seneca, Inc. Bradford Philips, President

Address: 28 Liberty Street, New York, NY 1005

Phone: 212-862-6234

Email: dwilcox@lbig.com

Description of Project Use: The proposed project will create a planned unit development, creating 61 housing units. Each proposed lot conforms with the Waterside on Seneca - PUD Zoning adopted by the Village Board on Nov 7, 2023. The project will revitalize a currently vacant property in a key location along the Village Waterfront.

PERMIT APPLICATION REQUIREMENTS (must be submitted with application):

(Attach additional pages as necessary)

- ☒ 1. \$100 Application fee
- ☐ 2. A business plan, vision, or model, and/or summary of products, goods, and services to be sold or provided. _____
- ☐ 3. The proposed hours of operation: _____
- ☐ 4. The number of employees at maximum shift: _____
- ☐ 5. The maximum seat capacity: _____
- ☐ 6. The timing and manner of any and all anticipated deliveries: _____
- ☒ 7. A recycling and waste management plan: Each unit will coordinate garbage service to be overseen by HOA
- ☐ 8. The nature and type of all mechanical equipment provided and/or required: _____
- ☒ 9. A site plan denoting the location of the subject property and all structures thereon, as well as all property, uses, and structures within 300 feet of the proposed use.
- ☐ 10. An interior floor plan, including, but not limited to, the arrangement of seats, kitchen and/or bar size and location, storage areas, bathroom facilities, and location of all mechanical equipment.
- ☒ 11. All SEQR Documentation as required by NYS Law.
- ☒ 12. A narrative describing how the proposed use will satisfy the special use permit review criteria.

(See page 2)

SPECIAL USE PERMIT REVIEW CRITERIA

In reaching a decision, the Planning Board shall consider the following review criteria. For each criteria listed that applies to your project, please provide a narrative describing how the proposed use will:

1. Be generally consistent with the goals of the Village Comprehensive Plan;
2. Meet all relevant standards, guidelines, and requirements set forth in this Zoning Law, including any applicable requirements of Articles 23 and 24 (Additional Use and Supplemental Regulations);
3. Be an economically viable use of the property and/or will not cause there to be any significant decrease in the future economic viability of the property;
4. Be compatible with existing uses adjacent to and near the property;
5. Provide adequate measures (such as landscaping and screening) to mitigate potential adverse impacts on surrounding property and preserve or enhance the traditional character of the Village;
6. Not have an undue burden or effect on the orderly development and character of the neighborhood or upon the development and conduct of other lawful uses in the vicinity;
7. Not be a nuisance to adjacent residents and property in terms of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, traffic, crowds, parking of automobiles, unsightliness, contamination or other similar conditions;
8. Not cause undue harm to or destroy existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water, or degradation of water quality;
9. Not destroy or adversely impact significant historic and/or cultural resource sites; and
10. Not otherwise be detrimental to the convenience and general health, safety, or welfare of the public.

Standard for Review. Failure to meet one or more of the above criteria may result in denial of an application.

PROPERTY OWNER INFORMATION

By signing, owner authorizes the applicant to pursue this special use permit and verifies all presented information is truthful and accurate.

Name: Bradford Philips, President

Mailing Address: 28 Liberty Street, New York, NY 10005

Phone: 214-862-6234

Email: dwilcox@lbig.com

Owner Signature

Date: 10/26/24

Applicant signature

Date: 10/26/24

WATERSIDE ON SENECA – SITE PLAN APPLICATION

Project Description:

Waterside on Seneca, a unique waterfront housing community, boasts 61 parcels and a coveted commercial/restaurant lot. This development aligns with the zoning requirements set forth in the Waterside on Seneca – PUD Zoning Overlay District, a plan approved by the Village Board on November 7, 2024. The project will be overseen by two key entities: a mandatory homeowners association (HOA) and an architectural control committee (ACC). These bodies are entrusted with maintaining the architectural integrity, landscape, common areas, and other vital aspects of the community, ensuring they align with the project and the future homeowners.

The proposed site consists of two parcels. Parcel 65.10-1-5 (0.3 acres) is a narrow parcel that consists of the frontage along the canal, and Parcel 65.14- 2-6.3 (16.18 acres) which will be the site of all major development and includes four existing Cargill brine wells. The brine wells have mineral rights to a portion of the parcel and have easements for utility piping upon which structures may not be built. These areas are noted in the site plan; the well-house buildings will be screened to the extent possible with appropriate landscape materials. Green spaces will account for more than 10% of the gross land area and will be located throughout the site for stormwater management, aesthetic, and enjoyment purposes. A restaurant/mixed-use commercial space with adequate parking is proposed in an area adjacent to the “basin” located next to the canal. The entire site will be screened from Walmart and railroad as much as possible through the placement of berms and/or vegetation.

The development will be served by public water, sewer, and roads. Interior roads right-of-way will be a minimum of 34’ wide, with a 22’ cartway per the Village requirements and contain public utilities, sidewalks, parking, and fire access. There will be main access via the Walmart access drive from NYS Route 414, with potential secondary access via a railroad crossing on 10th Street. Emergency fire access can also be provided along the Finger Lake Rail track along the west side of the Walmart parcel, which has existing easement agreements.

Special Use Permit Review Criteria:

1. Be generally consistent with the goals of the Village Comprehensive Plan;

The proposed waterfront housing development aligns with the goals of the Village's Comprehensive Plan by fostering sustainable development, enhancing quality of life, and promoting responsible use of the area's natural resources. This development would support the Plan's vision for economic growth by attracting new residents and boosting tourism while maintaining the village's small-town charm and sense of community. Additionally, the waterfront location would encourage recreational opportunities, walkability, and access to public spaces, aligning with goals to enhance the village's natural assets and create a more vibrant, attractive environment for residents and visitors.

2. Meet all relevant standards, guidelines, and requirements set forth in this Zoning Law, including any applicable requirements of Articles 23 and 24 (Additional Use and Supplemental Regulations);

The proposed project is located within the Waterside on Seneca – PUD Overlay District and complies with the Village's Zoning Law by adhering to all applicable standards, guidelines, and requirements outlined in the regulations. Specifically, the project will meet the zoning use, density, and building height limits for the district, ensuring consistency with the surrounding area's character and the Village's long-term development goals. The development will also conform to Articles 23 and 24 of the Zoning Law, which include additional use and supplemental regulations, such as environmental protections for waterfront properties, stormwater management, and open space preservation. Moreover, the project will follow guidelines for safe pedestrian and vehicular access, sustainable infrastructure, and architectural design that respects the aesthetic and historical context of the Canal District which would be managed by an Architectural Control Committee (ACC), further ensuring the development integrates seamlessly with the village's overall planning objectives.

3. Be an economically viable use of the property and/or will not cause there to be any significant decrease in the future economic viability of the property;

A waterfront housing development on the vacant former marina site would be an economically viable use of the property by transforming an underutilized area into a vibrant residential community that adds significant value to the local economy. This development would attract new residents, increase property values, and generate additional tax revenue for the Village of Watkins Glen. The proximity to the waterfront and local amenities would make the housing highly desirable, contributing to the area's appeal for both permanent residents and seasonal visitors. Additionally, the project would revitalize a currently dormant site, eliminating the costs associated with maintaining a vacant property, while also creating new opportunities for local businesses to cater to an increased population. By thoughtfully integrating into the surrounding area, the development would enhance the economic potential of the site without limiting future development options or reducing its long-term viability.

4. Be compatible with existing uses adjacent to and near the property.

The proposed project is located on the vacant former marina site. The proposed project was designed to be compatible with the existing uses of adjacent commercial and industrial businesses to the west and north, the Cayuga Seneca Canal to the east, Glen Creek to the north, and single-family homes to the southwest. The development will enhance the neighborhood's appeal by utilizing the waterfront in a way that is harmonious with nearby homes and businesses while respecting the scale, character, and aesthetics of the surroundings. Since the project site was formerly a marina, a residential development and a small waterfront restaurant will naturally integrate with the area's recreational boating culture and other water-based activities. Additionally, the project was designed to minimize disruption to nearby properties, with careful attention to preserving sightlines, managing traffic flow, and ensuring that infrastructure improvements benefit both the new residents and the existing community. This thoughtful approach will help create a cohesive and balanced environment, strengthening the neighborhood's overall character and appeal.

5. Provide adequate measures (such as landscaping and screening) to mitigate potential adverse impacts on surrounding property and preserve or enhance the traditional character of the Village;

The proposed project incorporates adequate measures, such as landscaping and screening, to mitigate any potential adverse impacts on surrounding properties while preserving and enhancing the traditional character of the Village of Watkins Glen. The development features carefully planned green spaces, including native plants and trees, to provide natural buffers between the new residences and neighboring properties, ensuring privacy and minimizing visual and noise impacts. Thoughtful site design focused on preserving the area's natural beauty, with landscaping elements that reflect the village's aesthetic charm and waterfront heritage. Screening elements, such as fencing, hedges, or strategically placed plantings, would be utilized to ensure harmony with adjacent land uses. Additionally, architectural styles and materials would be selected by the ACC to complement the waterfront and historic character of Watkins Glen, further enhancing the village's sense of place while fostering a welcoming and cohesive environment for both new and existing residents.

6. Not have an undue burden or effect on the orderly development and character of the neighborhood or upon the development and conduct of other lawful uses in the vicinity;

The proposed project was designed to integrate seamlessly with the orderly development and character of the surrounding neighborhood, ensuring it does not place an undue burden on the area or disrupt other lawful uses in the vicinity. The development adheres to local zoning regulations and planning guidelines to ensure that it fits within the existing land-use framework. The scale, density, and design of the housing was carefully planned to complement the neighborhood's character, and maintaining a balance with the surrounding residential, commercial, and recreational areas. Infrastructure improvements, such as road access, utilities, and drainage, have been designed to handle the needs of the new community without overburdening existing services or creating traffic congestion. Additionally, the project promotes a sense of cohesion by enhancing connectivity with the waterfront and local amenities, allowing the development to coexist harmoniously with nearby properties while contributing to the overall growth and vibrancy of the neighborhood.

7. Not be a nuisance to adjacent residents and property in terms of the production of obnoxious or objectionable noise, dust, glare, odor, refuse, fumes, vibrations, traffic, crowds, parking of automobiles, unsightliness, contamination or other similar conditions.

The proposed project was designed to ensure it does not become a nuisance to adjacent residents and properties by implementing a range of measures to prevent objectionable conditions such as noise, dust, glare, odors, and other disturbances. The construction process would adhere to best practices for dust and noise control, including limited working hours and the use of noise barriers or sound-dampening materials. Post-construction, the design of the community would focus on minimizing impacts such as excessive lighting or glare by utilizing downlighting and shielded fixtures to preserve the area's natural ambiance. Proper waste management systems would be in place to prevent odors, refuse, and contamination, while landscaping and green infrastructure will help control runoff and mitigate environmental impacts. Traffic and parking would be carefully managed with sufficient on-site parking and well-planned roadways to prevent congestion and ensure smooth traffic flow, avoiding any burden on the surrounding community. Overall, the

development would be thoughtfully integrated to maintain an aesthetically pleasing environment for both new residents and adjacent properties.

8. Not cause undue harm to or destroy existing sensitive natural features on the site or in the surrounding area or cause adverse environmental impacts such as significant erosion and/or sedimentation, slope destruction, flooding or ponding of water, or degradation of water quality.

The proposed project was designed with careful consideration of the site's sensitive natural features and surrounding environment to prevent any undue harm or adverse environmental impacts. The development incorporates sustainable practices, such as the use of low-impact design techniques, to manage stormwater runoff and reduce the risk of erosion, sedimentation, or flooding. Measures like permeable paving, bio-retention areas, and vegetated buffers have been employed to preserve water quality and protect the natural hydrology of the site. Overall, the development prioritizes environmentally friendly design that harmonizes with the waterfront setting, ensuring that it enhances rather than degrades the site's natural beauty and ecological health.

9. Not destroy or adversely impact significant historic and/or cultural resource sites; and

The proposed project was planned and executed to ensure it does not destroy or adversely impact any significant historic or cultural resource sites. Prior to development, a thorough assessment was conducted to identify any historically or culturally significant features on or near the site. No such resources were found. Additionally, the architecture and landscape design of the housing would reflect the cultural heritage of the Village of Watkins Glen, aligning with the aesthetic and character of the area. By prioritizing the preservation of these resources, the development would contribute to the village's historical narrative, rather than detracting from it, ensuring that the site's legacy is respected and maintained for future generations.

10. Not otherwise be detrimental to the convenience and general health, safety, or welfare of the public.

The proposed housing development was designed with public health, safety, and welfare as top priorities, ensuring that it is not detrimental to the surrounding community. The project complies with all relevant building codes, safety standards, and environmental regulations, including those related to fire safety, structural integrity, and accessibility. Infrastructure improvements such as proper drainage systems and stormwater management would mitigate flooding risks, and pedestrian-friendly pathways would enhance safety and connectivity for both residents and visitors. The development also prioritizes sustainable building practices, minimizing pollution and promoting energy efficiency to support environmental health. Public amenities, such as open spaces and waterfront access, would contribute to the well-being and convenience of the broader community. Additionally, traffic management measures, including adequate parking and access roads, would be implemented to avoid congestion and maintain smooth traffic flow. Overall, the development would integrate seamlessly into the community, promoting a safe, healthy, and convenient living environment for all.

From: [Terry Wilcox](#)
To: [VanHorn, Kristin](#)
Cc: [Hummel, Jeremy](#); [Roman, Brad](#); [Ratchford, Amanda](#); [Mayor](#)
Subject: RE: Waterside on Seneca - Utility Review
Date: Monday, September 23, 2024 7:17:15 AM

CAUTION: This email originated from an **EXTERNAL** source.

No im good for now

Terry Wilcox
Superintendent of Public Works
Village of Watkins Glen
Email twilcox@watkinsglen.us
Cell# 607-742-6871

From: VanHorn, Kristin <KVanhorn@larsondesigngroup.com>
Sent: Friday, September 20, 2024 3:09 PM
To: Terry Wilcox <twilcox@watkinsglen.us>
Cc: Hummel, Jeremy <JHummel@larsondesigngroup.com>; Roman, Brad <BRoman@larsondesigngroup.com>; Ratchford, Amanda <ARatchford@larsondesigngroup.com>; Mayor <Mayor@watkinsglen.us>
Subject: RE: Waterside on Seneca - Utility Review

Hi Terry!

I am following up to see if there were any additional comments on the utility plans for the Waterside on Seneca Project. We hope to include a note/email from you indicating that the proposed utilities are acceptable and meet the Village requirements within our packet for submission to the Planning Board. As we have discussed, we are trying to cover all of the potential concerns about the project prior to the Planning Board submission to make it smooth for both the Planning Board and our client.

Give me a call if there is anything you want to discuss.

Happy Friday!

Kristin

KRISTIN VANHORN, AICP, LEED GA

Project Manager



Larson Design Group

D: 607.449.3413

M: 607.228.7088

www.larsondesigngroup.com

-----Original Appointment-----

From: VanHorn, Kristin
Sent: Monday, July 29, 2024 10:32 AM
To: Mayor; Terry Wilcox; electricssuper@watkinsglen.us; Meghan Fox; streetssuper@watkinsglen.us
Cc: Hummel, Jeremy; Roman, Brad; Dave Wilcox; Aurand, Bradley; Ratchford, Amanda
Subject: Waterside on Seneca - Utility Review
When: Thursday, August 1, 2024 2:00 PM-3:30 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Watkins Glen Village Hall

We have developed the preliminary engineering plans for the Waterside on Seneca Project. The project is located here: <https://maps.app.goo.gl/c9FHvEGFCXCcZFrS6>. We would like to have a meeting to review each utility and ensure that we have designed it to the Village standards and that if there are any questions or concerns, we can address them before submitting the project to the Planning Board for final approval.

The plans can be accessed here: [_____](#)

We will also bring a few hard copies of the plans to talk over and mark up during the meeting.

Looking forward to meeting with you all!
Kristin

WATERSIDE ON SENECA PLANNED DEVELOPMENT

BACKGROUND INFORMATION

WATERSIDE ON SENECA PLANNED DEVELOPMENT DISTRICT (PD)

USE LIST

Uses are allowed in the Planned Development District in accordance with the following table.

- A. Uses identified with a "P" are permitted as-of-right, subject to compliance with all other applicable standards in the Zoning Law
- B. Uses identified with an "SP" may be allowed if reviewed and approved in accordance with Article 42 (Special Use Permits) o the Zoning Law.
- C. Uses not listed and those identified with a "--"are expressly prohibited.

LAND USE	PD	ADDITIONAL REGULATIONS
Single- or Two-Family Dwelling	P	
Short-Term Rental	P	§23.17 ²
Restaurant	P	§23.7

- NOTES:**
- (1) STRs shall be considered commercial uses for the purposes of utility billing
 - (2) Article 23.17 is applicable with the exception that 23.17.B.3 shall be revised as follows:
"The cap on STR permits shall be established as eight percent (8%) of the total number of constructed residential units within the PD."

DIMENSIONAL REQUIREMENTS

		PD	
MINIMUM LOT SIZE	Residential	Lot A	Lot B
	Nonresidential Use	3,000 sf	3,600 sf
MINIMUM LOT WIDTH	Single- or Two- Family Dwelling	40 ft	40 ft
	Nonresidential Use	75 ft	75 ft
FRONT SETBACK ¹	Primary Use or Structure	10 ft	10 ft
	Waterfront Setback	5 ft	5 ft
MINIMUM SIDE SETBACK ¹	Primary Use or Structure	3 ft/7 ft	3 ft/7 ft
	Accessory Use or Structure	-	-
MINIMUM REAR SETBACK	Primary Use or Structure	5 ft	5 ft
	Accessory Use or Structure	-	-

NOTES: (1) The two numbers relate to each side. Combinations total to 10 ft (ex. 5 ft/5 ft)

BULK REQUIREMENTS

	PD
MAX BUILDING HEIGHT	Primary Structure
	Accessory Structure ¹
MAX LOT COVERAGE	Gross Impervious Surface Area
	70%

NOTES: (1) The building height of any accessory structure shall not exceed the building height of the principal structure.
 (2) All finished floor elevations must be no less than 1 foot above the 100-year flood elevation.



REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF WATKINS GLEN HELD TUESDAY, NOVEMBER 7, 2023

PLEDGE OF ALLEGIANCE

The public session of the meeting was called to order at 6:00 pm by Mayor Laurie DeNardo. Present were Mayor Laurie DeNardo, Deputy Mayor Peter G. Cherock, Trustee Bob Carson, Trustee Margaret Schimizzi and Clerk Fred Warrick. Also in attendance were Code Enforcement Officer Scot Cole, Sergeant Aaron Jumper, Team Lead Scott Taylor, and Parks and Recreation Coordinator Chantal Fitzgerald. Absent was Trustee Nan Woodworth and Superintendent of Public Works Terry Wilcox. There were approximately five other people in attendance.

PUBLIC HEARING

Deputy Mayor Peter G. Cherock motioned to open the public hearing on the Planned Unit Development – Waterside on Seneca – Lembeck Lane. Trustee Margaret Schimizzi seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

Kristin VanHorn spoke on the PUD and explained it as a unique overlay district to the Village's zoning. It becomes a zoning amendment for just the parcels in that development. Developer comes to the planning board, goes through all the back and forth of what the setbacks should be, the allowed usages, the site plan, etc. The planning board sends their recommendation to the Board of Trustees, which thereafter goes to the County planning board for their input. Once the zoning is in line, the developer goes back to the planning board with the full site plan layout for final review and approval. The developer is proposing three land uses similar to Single or Two Family dwellings, STRs and a restaurant.

Mayor Laurie DeNardo noted a correction to the planning board's recommendations. The use list that was originally included in the board packet was the incorrect version. The correct version indicated land use as "P" (permitted) for Single-or-Two Family Dwelling and Restaurant and "SP" (Special Permit) for Short-Term Rental.

Dave Wilcox (the developer) stated that it is his hope to make use of 10th Street as an access road in and out of the development.

Julie Symes (2nd Street) inquired about gas wells. Developer Wilcox responded there are no gas wells, but 5 salt wells. Cargill has access via easement agreements.

Charlie Scaptura asked if there would be businesses and inquired about the use of the dwellings. Developer Wilcox confirmed the plan for a restaurant and 63 units for purchase. Any STRs are special permit required. He also confirmed that the access road would be village owned.

John Bond (N. Perry St.) asked if the homes would all be for purchase or for rental. The developer responded that all properties would be for sale.

No other questions. Mayor Laurie DeNardo left the public hearing open.

PUBLIC BE HEARD

Amanda Ratchford provided the latest updates on the Water Systems Improvement project. She presented before and after photos of the intake screen, which has been completely replaced.

Joe Shoemaker on behalf of Pierce Financial Solutions came to review the financing options of a new ladder

truck based on the specs elected by the fire dept.

APPROVAL OF MINUTES

Minutes for the Regular Meeting held on October 17, 2023

Trustee Bob Carson made a motion to approve the minutes for the regular Board meeting held on October 17, 2023. Mayor Peter G. Cherock seconded the motion. The Board then voted on the motion. Trustee Margaret Schimizzi abstained due to her absence from the 10/17 meeting. All others were in favor. Motion carried.

DEPARTMENT REPORTS

Mayor Peter G. Cherock made the motion to approve all Department Head reports. Trustee Bob Carson seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

VOTING ITEMS

Hire

Trustee Margaret Schimizzi made a motion to approve the hire of Naomi Kingsley as a part time account clerk to assist the office while we seek a new treasurer. Effective 10/25 - \$25.00/hr. Trustee Bob Carson seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

Payment Application

Mayor Peter G. Cherock made a motion to approve payment application #7 of \$398,095.03 for work performed and stored materials/equipment by McCrossin for the Water Improvements Project. Trustee Margaret Schimizzi seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

Change Orders

Trustee Margaret Schimizzi made a motion to approve change order #5 for the cost increase related to replacing existing variable frequency drives for raw pumps with new VFDs. Project increase of \$39,524.36. Trustee Bob Carson seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

Trustee Bob Carson made a motion to approve change order #6 for cost increase related to rehabilitation of the filter cells in WTP and extension of McCrossin's Contract Time. Project increase of \$451,229.36. Trustee Margaret Schimizzi seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

RESOLUTIONS

Community Bank

Deputy Mayor Peter G. Cherock made a motion to approve the Corporate Authorization Resolution from Community Bank. Trustee Bob Carson seconded the motion. In further discussion, Clerk Fred Warrick clarified that this is just a bank issued form needed to remove the former treasurer from the village bank accounts. The Board then voted on the motion. All were in favor. Motion carried.

Pro-Housing

Deputy Mayor Peter G. Cherock made a motion to approve a resolution to adopt the pro-housing communities pledge.

WHEREAS, the Village of Watkins Glen (hereinafter "local government") believes that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State's economic growth and community well-being;

WHEREAS, the housing crisis has negative effects at regional and local levels, we believe that every community must do their part to contribute to housing growth and benefit from the positive impacts a healthy housing market brings to communities;

WHEREAS, we believe that supporting housing production of all kinds in our community will bring multiple benefits, including increasing housing access and choices for current and future residents, providing integrated accessible housing options that meet the needs of people with sensory and mobility disabilities, bringing economic opportunities and vitality to our communities, and allowing workers at all levels to improve their quality of life through living closer to their employment opportunities;

WHEREAS, we believe that evidence showing that infill development that reduces sprawl and supports walkable communities has significant environmental and public health benefits; and

WHEREAS, we believe that affirmatively furthering fair housing and reducing segregation is not only required by law, but is essential for keeping our community strong and vibrant;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Village of Watkins Glen, in order to take positive steps to alleviate the housing crisis, adopts the Pro-Housing Communities pledge, which will have us endeavor to take the following important steps:

1. Streamlining permitting for multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
2. Adopting policies that affirmatively further fair housing.
3. Incorporating regional housing needs into planning decisions.
4. Increasing development capacity for residential uses.
5. Enacting policies that encourage a broad range of housing development, including multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.

Trustee Bob Carson seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

[Fire Dept. Building Use Applications](#)

Trustee Bob Carson made a motion to approve fire dept. member application for use of building by Jimmy Spencer for a birthday party on 11/1/2023 from 10am – 3pm. Trustee Margaret Schimizzi seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

Trustee Bob Carson made a motion to approve the fire dept. member application for use of building by Ashley Jayne for a family function on 11/23/2023 from 8am – 8pm. Trustee Margaret Schimizzi seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

[Ladder Truck](#)

Any decision on the ladder truck replacement has been tabled.

[Closing the Public Hearing](#)

Deputy Mayor Peter G. Cherock made a motion to close the public hearing. Trustee Margaret Schimizzi seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

Planned Unit Development

Deputy Mayor Peter G. Cherock made a motion to approve the planning board recommendations for land use of the Waterside on Seneca development project, to include a negative declaration of any environmental impact. Trustee Bob Carson seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

AUDIT

General Audit

Deputy Mayor Peter G. Cherock made the motion to approve the general audit dated November 6, 2023 in the following amounts:

General	\$253,306.08	Sewer	\$3,710.24
Electric	\$17,957.13	Water	\$5,866.78
Joint Activity (CVWRF)	\$30,470.78	Water Improvements	\$960.00

Trustee Bob Carson seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

BOARD CONCERNS

Tree Lighting/Christmas Parade

December 1st – Gifford Park – 5pm – Tree lighting ceremony. Parade follows at 6pm.

Christmas Parade

A clean transportation workshop will be held at the Event Center on Monday, October 23rd from 4-6p for elected officials and other guests who were extended an invite.

Livestream

The Board meetings are scheduled to go live on 11/21/2023.

EXECUTIVE

Trustee Bob Carson made a motion to enter an executive session for personnel. Deputy Mayor Peter G. Cherock seconded the motion. The Board then voted on the motion and all were in favor. Motion carried.

ADJOURN

With no further business to come before the Board, Deputy Mayor Peter G. Cherock motioned to adjourn at 8:09 p.m. Trustee Bob Carson seconded the motion. The Board then voted on the motion and all were in favor. Motion carried.

Meeting Adjourned.

Respectively Submitted,

Fred Warrick
Village Clerk

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street
Meeting of August 23, 2023

Present: Tom Fitzgerald, Brian Eslinger, Alex Gill, Philip Bond, Code Enforcement Officer (CEO) Scot Cole, and Deputy Clerk/Treasurer Barb Peterson.

Acting Chairman Tom Fitzgerald called the meeting to order at 6:00 pm.

PLANNED UNIT DEVELOPMENT: *Process Discussion*

Dave Wilcox, developer, was present. Kristin Van Horn, Schuyler County Director of Planning, handed out a review procedure that was prepared by licensed civil engineer, Marion Saks, who works as a Schuyler County Planner. Ms. Van Horn also handed out the easement documents for the proposed planned unit development project "Waterside on Seneca". Part 1 contains the three (3) uses requested. The document outlines what the current zone regulations require versus what the applicant is requesting for the new zoned area.

Ms. Van Horn proceeded to note the wetlands map, a comparison of existing properties that are less than 0.1 acres, the railroad clarification for the emergency access road on Cargill property, a draft of the proposed site plan development, and requested the board to review the paperwork.

Discussion ensued, resulting in the board scheduling a special meeting on Thursday, August 31, 2023 at 6:00 pm.

Tommy Ballard, Electric Supervisor, confirmed that the village substation has the capacity for the additional users.

Terry Wilcox, Public Works Superintendent/Water Reclamation Plant Supervisor, confirmed the sewer plant has plenty of capacity and most of what the proposed development for water/sewer infrastructure would be determined by existing water and sewer laws, not the Planning Board. Traffic flow, snow removal and any other infrastructure would be determined at the site plan approval stage.

Minutes:

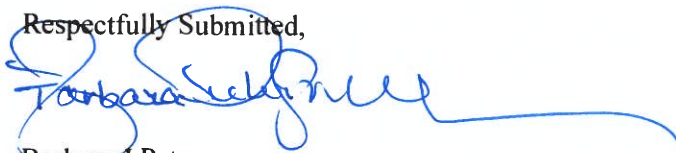
Brian Eslinger moved to accept the minutes of June 28, 2023 as presented. Alex Gill seconded and the motion passed unanimously.

Adjournment

Alex Gill moved to adjourn the meeting. Brian Eslinger seconded and the motion passed unanimously.

7:04 pm Meeting adjourned.

Respectfully Submitted,



Barbara J Peterson
Deputy Clerk/Treasurer

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street
Meeting of August 31, 2023

Present: Tom Fitzgerald, Brian Eslinger, Alex Gill, and Deputy Clerk/Treasurer Barb Peterson. Philip Bond was absent. Code Enforcement Officer (CEO) Scot Cole arrived at 6:26 pm.

Acting Chairman Tom Fitzgerald called the meeting to order at 6:00 pm.

PLANNED UNIT DEVELOPMENT: *Dave Wilcox (Lembeck Lane) Waterside on Seneca*

Dave Wilcox, developer, was present. Mr. Wilcox noted the architectural control committee (ACC) would remain after the build out of the project, most likely being incorporated into the homeowners association (HOA). Residences would follow existing regulations for single-family dwellings for 2 parking spaces. Board was ok with 10% green space of the gross area. Short-term rentals are in dispute. The board indicated a preference for 8% of the properties to be allowed, developer indicated a preference for a minimum of 50%.

6:26 pm Scot Cole arrived.

Cargill has a clearly defined easement. A walking path/promenade is in the proposal. Lot size proposed is 3000 square feet. Canal district zone has a minimum of 4000 square feet. 70% lot coverage is agreed. Bio-retention ponds are proposed in 2 locations. The subdivision would not be gated. Roads will be built to standard requirements. Proposed side setbacks are for 10 feet: 3-foot permanent maintenance easement on one side with a 7-foot easement on the other. As many existing trees as possible will remain.

Kristin Van Horn, Schuyler County Director of Planning, said she would submit a written draft of items discussed tonight for a possible recommendation to the Village of Watkins Glen Board of Trustees for the September 16, 2023 regularly scheduled board meeting. Tom Fitzgerald said he would write the letter of recommendation.

Board agreed to meet again on September 13, 2023 at 6:00 pm.

Adjournment

Brian Eslinger moved to adjourn the meeting. Alex Gill seconded and the motion passed unanimously.

7:41 pm Meeting adjourned.

Respectfully Submitted,



Barbara J Peterson
Deputy Clerk/Treasurer

May 15, 2023

Watkins Glen Planning Board
303 N. Franklin Street
Watkins Glen, NY 14891
C/o Scot Cole

Re: *WaterSide on Seneca* (South Seneca Marina Development) – Zoning Document

Board Members:

The following is a discussion of the proposed Planned Development (PD) District which will overlay the existing parcel in question. The existing parcel is located in the Village of Watkins Glen, west of the Cayuga-Seneca Barge Canal and north of Mill Creek. The parcel has been utilized as a marina and boat storage for many years, we have recently acquired the property for the purposes of development of an upscale residential community. Our intention is to create an environment within which we can offer a dynamic residential opportunity as well as a neighborhood which is compatible with, and enhances, the existing Village residential community. Also attached is a concept plan that shows the quantity and location of proposed parcels, location of proposed roads, existing infrastructure, and a street cross-section.

A. Vision

The vision for this project embodies the cohesiveness and sense of community found in other areas of the Village. While the neighborhoods in Watkins Glen were built over many years, WaterSide on Seneca is envisioned to be developed and substantially built-out within 3-5 years. One important aspect of the vision for this development is the continuity of architecture and building standards within WaterSide, as well as the cohesive nature of its' relationship with the existing housing and other uses within the Village. To this end, WaterSide will be overseen by two significant influences; those being a mandatory homeowners association (HOA) and an architectural control committee (ACC). The two entities are charged with ensuring the architecture, landscape, common areas and other important elements of the community remain consistent and complementary to the project as well as the future homeowners. The community documents will provide that all homeowners are subject to the standards promulgated by the ACC and HOA, and that any structures built or improved upon within the community must first be approved by the ACC. Additionally, the HOA will set forth standards as to maintenance, prohibited uses, etc. which will further ensure the quality and sustainability of the neighborhood for many years after its' completion.

B. Development

The development for the parcel will include two parcels: 65.14-2-6.3 and 65.10-1-5. These parcels were noted in the 2012 Watkins Glen Comprehensive Plan to be used for residential development along the canal and commercial use on the remainder of the property. Parcel 65.10-1-5 (0.3 acre) is a narrow parcel that consists of the frontage along the canal and Parcel

65.14-2-6.3 (16.18 acres) will be the site of all major development and includes four existing Cargill brine wells. The brine wells have mineral rights to a portion of the parcel and have easements for utility piping upon which structures may not be built. These areas are noted in the conceptual site plan, the well house buildings will be screened to the extent possible with appropriate landscape materials. Green spaces will account for more than 10% of the gross land area and will be located throughout the site to be used for stormwater management, aesthetic and enjoyment purposes. A restaurant/mixed-use commercial space with adequate parking is proposed in an area adjacent to the “basin” located adjacent to the canal. The entire site will be screened from the Walmart and railroad as much as practical through the placement of berms and/or vegetation.

The development will be served by public water, sewer and roads. Interior roads right-of-way will be a minimum 30’ wide and contain public utilities, sidewalks, parking, and fire access. There will be main access via the Walmart access drive from NYS Route 414 with a potential secondary access via a railroad crossing at 10th Street. Emergency fire access can also be provided along the Cargill track along the west side of the Walmart parcel.

C. Zoning

The existing parcels are zoned in the Canal (C) District. The proposed PD District for this development will overlay the existing parcels and supersede the Canal District in regard to density, use, and dimensional requirements. The main parcel will be subdivided into individual residential lots, with the remainder owned by the developer or an association of homeowners. There are two proposed single family residential parcel configurations for the development. See the conceptual site plan for configuration and location of proposed parcels.

Summary of Proposed Standards

All allowed uses within the existing Canal (C) District are allowed in addition to the following proposed PD district uses. Short term rentals (STR) are allowed without restriction and not subject to the STR limits within the Village. Restaurant/mixed use commercial building and parking requirements shall be no more restrictive than existing Canal district requirements. There are no restrictions on building materials or building style within the PD district, owners of contiguous parcels are allowed to build across multiple parcels without having to combine parcels or comply with interior setbacks between adjacent parcels.

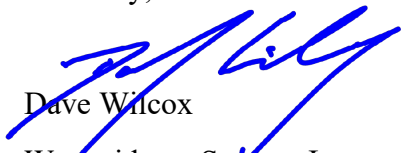
The following is a summary of the proposed lot and parcel requirements:

- a) Maximum Lot Coverage: 70%
- b) Minimum Lot Size: 3,000 square feet
- c) Minimum Lot Width: 40 feet
- d) Minimum Setback Requirements:
 - i) Front Yard as measured from edge of pavement at road: 10 feet
 - ii) Side Yard: 7 feet and 3 feet typical.

- (1) Option for a zero-lot-line
- (2) Option for 5 feet and 5 feet
- iii) Rear Yard: 5 feet
- e) Exhibit A – Concept Plan shall be incorporated for reference as well as additional description of standards.
- f) Number of Lots: Approximately 63 lots are anticipated, to be specifically defined as the development infrastructure plans evolve. This would consist of the two parcel types noted on the Concept Plan.

We therefore put forth this request for a PD district that meets all of the needs of the development and provides for the flexibility to create a community of architectural continuity and significant value. We believe the proposed development will enhance the area by providing high quality, desirable, lakefront residential property within the Village, while also contributing significantly to the local tax base.

Sincerely,



Dave Wilcox
Waterside on Seneca, Inc.
1605 LBJ Freeway, Suite 700
Dallas, TX. 75234

Attch:
1980's-era Watkins Glen Tomorrow Plan
2010 Project Seneca, Lakefront Management Strategy