

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
303 N Franklin Street  
Boardroom  
August 27, 2025 - 6:00 pm

Present: Tom Fitzgerald, Ian Ault, Rukundo Benedict, Alice Dalrymple, Brian Eslinger, Code Enforcement Officer (CEO) Dennis Tremblay, and Deputy Clerk/Treasurer Barb Peterson. Liv Lovejoy from Southern Tier Central was present.

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

**SITE PLAN REVIEW: *WalMart – 515 E 4th – Building Expansion***

Justin LaTierre Collier, P.E., was present on behalf of WalMart. The proposed site improvements include a 1508 square foot addition on the north side of the existing building designed to facilitate order pickups. WalMart would like to change the color of the building to a grey and the canopy changing to a blue for consistent branding. Mr. LaTierre Collier submitted elevation drawings and paint samples for the board to review. Board noted that any color changes must be brought back for approval.

Brian Eslinger moved to open the public hearing for 515 E 4<sup>th</sup> Street. Rukundo Benedict seconded and the motion passed unanimously.

6:07 pm            Public hearing open.

Peter Cherock asked if the orange was going away and was told “yes”. No other comments from the public.

Alice Dalrymple moved to close the public hearing. Rukundo Benedict seconded and the motion passed unanimously.

6:09 pm            Public hearing closed.

Rukundo Benedict moved to approve the Wal-Mart building expansion located at 515 E 4<sup>th</sup> Street including the color scheme noted on the submitted plans. Brian Eslinger seconded and the motion passed unanimously.

Mr. LaTierre Collier noted construction is slated for early Spring of 2026 and may take 6 months to complete. Board advised that Spring is the beginning of tourist season.

**SITE PLAN REVIEW: *Jeff Dill – 210 S Madison – Demo/Rebuild***

Jeff Dill was present. Mr. Dill would like to tear down the existing structure at 210 S Madison and rebuild to create a new structure that contains 2 small studio suites, a rooftop deck, and open parking underneath. Parcel is in the Mixed-Use Village Center (MUVC) zone. This project does require a Special-Use Permit. Discussions regarding parking, drainage, access routes, signage and lighting ensued. Mr. Dill agreed to revise the application to show the stormwater management, all parking spaces, access routes, show full parcel with properties outlined, show front setback, all dimensions, signage design and dimensions, and lighting plan. Rukundo Benedict moved to accept the application as complete. Brian Eslinger seconded and the motion passed unanimously. Liv Lovejoy has what is required for the County to review, so she will get the application submitted.

## MINUTES

Alice Dalrymple moved to approve the minutes of July 23, 2025 as presented. Rukundo Benedict seconded, and the motion passed unanimously.

## BOARD CONCERNS

Board discussed ongoing projects in the village.

## ADJOURNMENT

Alice Dalrymple moved to adjourn the meeting. Rukundo Benedict seconded and the motion passed unanimously.

7:11 pm Meeting adjourned.

Respectfully Submitted,



Barbara J Peterson  
Deputy Clerk/Treasurer