

**VILLAGE OF WATKINS GLEN  
PLANNING BOARD**

Municipal Building Board Room  
303 N. Franklin St., Watkins Glen, NY 14891

**March 26, 2025**

**6:00 p.m.**

**AGENDA**

- 1. CONCEPT / PRELIMINARY PLANNING BOARD REQUESTS:  
Demolition of 500 N. Franklin St and use of space after demolition.**
- 2. APPROVAL OF MINUTES**
  - a. December 18, 2024
- 3. BOARD CONCERNS/NEW BUSINESS**
- 4. ADJOURNMENT**

## **NOTICE OF PUBLIC HEARING:**

The regular Village of Watkins Glen Planning Board meeting is scheduled for March 26, 2025 at 6:00 pm. As part of the agenda, a Public Hearing will be held on the Demolition of 500 N. Franklin St. Meetings are held in the board room of the municipal building located at 303 N. Franklin Street, Watkins Glen, New York.

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
303 N Franklin Street  
**Meeting - December 18, 2024 – 6:00 pm**

Present: Tom Fitzgerald, Alice Dalrymple, Rukundo Benedict, Ian Ault, Code Enforcement Officer (CEO) Dennis Tremblay and Village Clerk Fred Warrick. There were approximately three others in attendance.

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

**SITE PLAN REVIEW: *Waterside on Seneca – Planned Unit Development (PUD)***

Dave Wilcox was present along with Kristin Vanhorn, Director – Planning & Applied GIS for Larson Design Group. Mr. Wilcox has submitted an application for a PUD consisting of 61 residential housing units and 1 commercial unit on Lembeck Lane along the waterfront. Each proposed lot conforms with the Waterside on Seneca zoning adopted by the Board of Trustees November 7, 2023. Tom Fitzgerald the audience and general public that the public hearing that was opened at the November 20<sup>th</sup> meeting remains open as they begin.

**PUBLIC COMMENTS**

Resident Kyle Benedict expressed his concerns about the connection of 10<sup>th</sup> Street to the development. Tom Fitzgerald noted that the connection is not in the application and is not part of any approval by the planning board.

Resident Mollie Oats also voiced her concern about 10<sup>th</sup> street access as being listed as a future potential access. Tom Fitzgerald referred her to the village’s Board or Trustees for any questions regarding special use permits. She also added concerns regarding the location being in a flood plains area and its possible affects on the area, as well as possible impacts that could result due to climate change.

**VOTING ITEMS**

Ian Ault motioned to approve the State Environmental Quality Review (SEQR) for the Waterside on Seneca project. Rukundo Benedict seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

Alice Dalrymple motioned to approve the Waterside on Seneca site plan with the full understanding by the applicant that short-term rentals (STRs) are limited to 8% of the total units and that the Stormwater Pollution Prevention Plan (SWPPP) must be approved by the New York State Department of Environmental Conservation (NYDEC). Ian Ault seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

Rukundo Benedict motioned to close the public hearing. Ian Ault seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

**MINUTES**

No minutes were approved as the board was erroneously provided the wrong minutes in the packet.

**BOARD CONCERNS**

None

**ADJOURNMENT**

Alice Dalrymple motioned to adjourn the meeting at 6:30 p.m. Rukundo Benedict seconded the motion. The Board then voted on the motion. All were in favor. Motion carried.

Respectfully Submitted,

Fred Warrick  
Village Clerk

5/31/2024



Village of Watkins Glen  
303 North Franklin Street  
Watkins Glen, NY 14891  
Phone (607) 535-2736 Fax 535-7621

## PLANNING BOARD APPLICATION FOR SITE PLAN REVIEW

Applicant Name Address MAGUIRE LLC

Phone # 607-279-8700 E-mail PMAGUIRE@MAGUIRECAPS.COM

Owner Name Address PHIL MAGUIRE

Phone # 607-279-8700 E-mail PMAGUIRE@MAGUIRECAPS.COM

Project Address 500 NORTH FRANKLIN STREET Zoning District \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_ Will Project be completed in stages? NO

Brief Project Description: DEMO EXISTING STRUCTURE, FILL IN FOUNDATION  
MATCH 5TH ST SIDEWALK FRONTAGE TO FRANKLIN ST. FRONTAGE

REPAIR DEALERSHIP WALLS AS NECESSARY AND COVER WITH VINES

Will any Federal, State or County Agencies be Involved in this Project? NO

If Yes Who and Why? NA  
(Please include copies of documents i.e. - license or permit)

### Application Requirements:

1. Six copies of all documents to create and submit six complete project packets.
2. Payment of \$150 application fee.
3. Written description of all proposed interior and exterior work to be completed.
4. Description of building or project use: Residential or Type of Commercial.
5. To scale Lot Plan, with dimensions, showing all existing and proposed buildings.
6. Elevation drawings of all four sides of proposed building or changes.
7. Samples of all proposed materials and colors of all exterior building elements.
8. State Environmental Quality Review (SEQR) Form, Part 1 only.

### The following are "If Applicable". Check Zoning Law Requirements:

9. Driveways and Parking Spaces.
10. Exterior Lighting.
11. Signage.
12. Landscaping or Buffers.
13. Fences
14. Stormwater Run-off and drainage.
15. Waterfront Assessment Form.

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: Demolition of 500 North Franklin Street				
Project Location (describe, and attach a location map): 500 North Franklin Street				
Brief Description of Proposed Action: Remove the existing structure, all related supporting infrastructure within the lot lines down to 6" below ground level. Fill in the basement with suitable compacted fill, crushed stone or similar to ground/sidewalk level. Dress the west and north perimeter with concrete sidewalks to accommodate the fill area. Match the Franklin Street sidewalk frontage on the Fifth Street frontage, including the greenspace and the tree layout. Existing dealership walls to be repaired as necessary and then covered in vines.				
Name of Applicant or Sponsor: Phil Maguire		Telephone: 607 279 8700 E-Mail: pmaguire@maguirecars.com		
Address: Phil Maguire				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline   <input type="checkbox"/> Forest   <input type="checkbox"/> Agricultural/grasslands   <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland   <input checked="" type="checkbox"/> Urban   <input type="checkbox"/> Suburban</p>		
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p>    a. Will storm water discharges flow to adjacent properties?</p> <p>    b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p>Signature: _____ Title: _____</p>		

**PRINT FORM**

Name	Receipt Date	Comments	Amount	Tax	Total	Status
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**Transaction Code: ZONEV (ZONING VARIANCE FEES)**

MCGUIRE INC, WELLIVER	07/24/2024	PLANNING APPLICATION-MCGUIRE-500 N FRANKLIN-DEMO	\$150.00	\$0.00	\$150.00	I
<b>Totals for ZONEV:</b>			<b>\$150.00</b>	<b>\$0.00</b>	<b>\$150.00</b>	

**Report Totals: \$150.00 \$0.00 \$150.00**

