

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