

VILLAGE OF WATKINS GLEN  
PLANNING BOARD  
303 N Franklin Street  
Meeting - November 20, 2024 - 6:30 pm

Present: Tom Fitzgerald, Alex Gill, Alice Dalrymple, Ian Ault, Code Enforcement Officer (CEO) Dennis Tremblay and Deputy Clerk/Treasurer Barb Peterson. Rukundo Benedict was absent.

Chairman Tom Fitzgerald called the meeting to order at 6:30 pm.

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

Dave Wilcox was present along with engineers from 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. Alex Gill moved to open the public hearing. Alice Dalrymple seconded and the motion passed unanimously.

6:31 pm          Public hearing open.

Kristin VanHorn of LDG noted she reviewed the application for the board and visitors. The 61 residential parcels and 1 commercial will be on 16.18 acres. There are 4 Cargill wells on the property and the easements have been obtained. Parcels all meet zoning requirements. The owner/engineers have all met with the Village department heads over the summer to ascertain feasibility for utilities. Ms. VanHorn indicated the proposal does not include a connection to Tenth Street. There is a connection for the public walkway to Fourteenth Street. A request to add vehicle barriers to the walking path may be accommodated.

Public comments include requests to not have a connection to Tenth Street, environmental impacts, flooding/water mitigation, utility capacity, short-term rentals, and visualization of project.

Chairman Fitzgerald left the public hearing opened. Next meeting is moved to December 18, 2024 at 6:00 pm.

**MINUTES**

Alice Dalrymple moved to approve the minutes of April 30, 2024 as presented. Ian Ault seconded, and the motion passed unanimously.

**BOARD CONCERNS**

None.

**Adjournment**

Alex Gill moved to adjourn the meeting. Alice Dalrymple seconded and the motion passed unanimously.

7:46 pm          Meeting adjourned.

Respectfully Submitted,



Barbara J Peterson  
Deputy Clerk/Treasurer