

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 20th meeting remains open as they begin.

PUBLIC COMMENTS

Resident Kyle Benedict expressed his concerns about the connection of 10th 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 10th 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