

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street
Boardroom
October 22, 2025 - 6:00 pm

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

Vice-Chairman Ian Ault called the meeting to order at 6:01 pm.

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

Jeff Dill was not present. A special use permit application was submitted for an expansion of the special use permit for hotel/lodging use for 210 S Madison/301 N Franklin. CEO Tremblay indicated that no new drawings were submitted addressing concerns from the last meeting. Discussion regarding setbacks and parking ensued. During discussion Brian Eslinger took a telephone call from the application. Mr. Dill said (via telephone) that he sent the updated files a month ago that addressed all the bullet points from the board.

Brian Eslinger moved to open the public hearing for 210 S Madison. Alice Dalrymple seconded and the motion passed unanimously.

6:25 pm Public hearing open.

Peter Cherock agreed the building should come down. No other comments from the public.

Brian Eslinger moved to close the public hearing. Alice Dalrymple seconded and the motion passed unanimously.

6:26 pm Public hearing closed.

Tom Fitzgerald moved to accept the special use permit application as complete. Alice Dalrymple seconded and the motion passed unanimously.

Tom Fitzgerald moved to combine the site plan and special use applications. Brian Eslinger seconded and the motion passed unanimously.

Discussion regarding how to measure setbacks from the right-of-way ensued.

Tom Fitzgerald moved to approve the site plan and special use application on the condition that the applicant provides updated drawings with the suggested changes for review from the code enforcement officer. Alice Dalrymple seconded and the motion passed unanimously.

MINUTES

Spelling correction noted. Alice Dalrymple moved to approve the minutes of August 27, 2025 with correction. Tom Fitzgerald seconded, and the motion passed unanimously.

BOARD CONCERNS

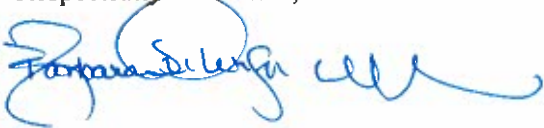
Board discussed offered trainings.

ADJOURNMENT

Alice Dalrymple moved to adjourn the meeting. Brian Eslinger seconded and the motion passed unanimously.

6:43 pm Meeting adjourned.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Barbara J Peterson", followed by a stylized flourish.

Barbara J Peterson
Deputy Clerk/Treasurer