

VILLAGE OF WATKINS GLEN
PLANNING BOARD
303 N Franklin Street
Boardroom
March 25, 2026 - 6:00 pm

Present: Ian Ault, Rukundo Benedict, Alice Dalrymple, Emma Herbert, Brandon Margreno, Code Enforcement Officer (CEO) Dennis Tremblay, and Deputy Clerk/Treasurer Barb Peterson. Brian Eslinger was absent.

Ian Ault called the meeting to order at 6:00 pm with a moment of silence for the passing of Mayor Laurie DeNardo.

6:01 pm Brandon Margreno arrived.

SPECIAL USE PERMIT: *Ian Campbell – 607 N Porter St – Bed & Breakfast*

Ian Campbell was present. Mr. Campbell is requesting a special use permit to operate an owner-occupied traditional bed and breakfast at 607 N Porter Street. Mr. Campbell currently has a 2-car garage, but acknowledges a second driveway needs to be added in the northeast corner of the property to accommodate 3 more vehicles. The site plan did not have measurements. Board recommended the applicant review section 41.4 in the zoning code to ensure meeting of regulations. Emma Herbert moved to accept the application as complete conditional upon receipt of an updated site plan. Rukundo Benedict seconded and the motion passed unanimously.

Public hearing set for April 22, 2026.

CONCEPT PLAN: *Julie Krause – N Glen Ave/Seneca Street – Multi-Family Development*

Julie Krause was present. Logan Rockcastle from Marks Engineering presented the concept for the development of multifamily dwellings on 3 parcels located between N Glen Avenue and Seneca Street. Mr. Lockcastle noted the development would be in phases and consist of 6 dwelling units per acre. During discussion, the board noted they might have more flexibility doing a planned unit development (PUD). CEO Tremblay will check with Liv Lovejoy at Southern Tier Central Regional Planning to ensure everyone is following the correct process.

MINUTES

Rukundo Benedict moved to approve the minutes of February 25, 2026 as presented. Emma Herbert seconded, and the motion passed unanimously.

BOARD CONCERNS

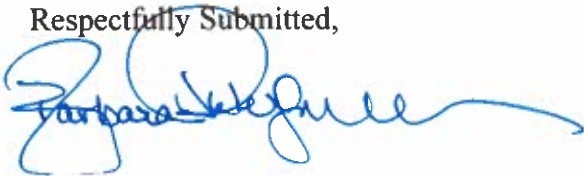
None

ADJOURNMENT

Rukundo Benedict moved to adjourn the meeting. Alice Dalrymple seconded and the motion passed unanimously.

6:48 pm Meeting adjourned.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Barbara J Peterson", with a long, sweeping flourish extending to the right.

Barbara J Peterson
Deputy Clerk/Treasurer