VILLAGE OF WATKINS GLEN PLANNING BOARD

Municipal Building Board Room 303 N. Franklin St., Watkins Glen, NY

May 27, 2020 6:30 p.m.

AGENDA

1. SITE PLAN PUBLIC HEARINGS/FINAL DETERMINATIONS

- a) Tammie Talma (328 S Franklin) Short Term Rental
- b) Karen Stewart (105 S Jackson) Bed and Breakfast Request
- c) Seneca Long View LLC- Glen Landing Townhome Development (TBD Harbor Place Drive) Site Plan Approval

2. CONCEPT/PRELIMINARY PLANNING BOARD REQUESTS

- a) Catherine Powell (330 S Franklin) Fence Location
- b) Seneca Cheese Company (29 N Franklin) Shed Location
- c) Rafael Specchio Jr. (206 N Jackson) New Residential Multiplex
- 3. PUBLIC BE HEARD
- 4. APPROVAL OF MINUTES
 - a) Regular meeting April 22, 2020
- 5. BOARD CONCERNS/NEW BUSINESS
- 6. ADJOURNMENT

RECEIVED

Village of Watkins Glen 303 N. Franklin Street Watkins Glen, NY 14981

VILLAGE OF WATKINS GLEN

Application for a Short-Term Rental Permit (Submit with Bi-Annual \$400 fee)

PROPERTY OWNER INFORMATION

(include additional sheets if necessary)

By signing this application, you are confirming that you have read and understand Local Law 3 of 2018, have met and will continue to comply with the standards outlined in section 9.34.3 (A-D) and that none of the owners have had a short-term rental permit revoked within the previous year. You are also giving permission for a property inspection by a Short-term Rental Enforcement Officer.

Name:lannia lalva	
Mailing Address: 3340 SR 226	, ,
Vlamme & Calya	Email: dutch lad thanks. Co Date: 3/2/19
Mailing Address:	Phone:
	Email:
*Signature:	Date:
Name:	
Mailing Address:	Phone:
	Email:
*Signature:	Date:
Name:	
Mailing Address:	Phone:
	Email:
*Signature:	Date:
Name:	
Mailing Address:	Phone:
	Email:
*Signature:	Date:

Book: 377 Page: 701 1 of 3

WARRANTY DEED

THIS INDENTURE, made the 34th day of tebruar

THE TWEEN, Linda Weller, of 2317 Bailey Creek Road, Millerton, PA 16936, party of the first part; and

Tammie Talma, of 3340 State Route 226, Bradford, New York 14815, party of the second part

WITNESSETH, that the party of the first part, in consideration of One and 00/100 wiTNESSETT, the date of the United States, and other good and volumble (\$1.00) lawful money of the United States, and other good and volumble party of the second part, does hereby grant and release to the second part and release posses (\$1.00) lawred the party of the second part, does hereby grant and release unto consideration paid by the party of the second part, and the distributees and assigns of the party of the second part. consideration paid by the second part, and the distributees and assigns of the party of the second part, and the distributees and assigns of the party of the second cart forever.

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Watkins Glen Town of Dix, County of Schuyler, State of New York, bounded and described as follows:

Beginning at a drill hole set in the easterly margin of South Franklin Street, said being fifty feet (50') N 22° 27' 00" W of the northeast corner of the intersection of Fourteenth Street with South Franklin Street; thence continuing on the same course along the easterty margin of South Franklin Street for a distance of Fifty Feet (50') to an iron pin; thence turning N 67° 48' 00" E, along lands now or formerly of Mary Corliss (Liber 318, Page 170) in part and lands now or formerly of Lance and Michelle Vanalstine (Liber 342, Page 250), for a distance of 100.00 feet to an iron pin; thence turning S 22° 27' 00" E, along lands now or formerly of Catherine Powell, (Liber 367. Page 675), for a distance of 50.00 feet to an iron pin; thence tuming S 67° 48' 00" W. along said lands of Catherine Powell, for a distance of 100.00 feet to the place or point of beginning.

Containing 0.115 acre of land, as shown on a map prepared by Weller Associates, entitled "Map of Lands of Linda Weller to be conveyed to Tammie Talma" Job #3743.01, last dated January 20, 2015. Said map attached hereto and made a part

BEING the same premises conveyed by Deutsche Bank National Trust Company as Custodian or Trustee f/k/a Bankers Trust Company of California, N.A. by Bargain and Sale Deed dated May 2005 and recorded May 16, 2005 in the Schuyler County Clerk's Office in Liber 345 of Deeds at Page 152.

SUBJECT TO any easements and rights-of-way of record.

SUBJECT TO the rights of the public in and to that portion of the above described property that lies within the boundary of the public highway.

Schuyler County SS Recorded on this 2

10 377 - 702

TO HAVE AND TO HOLD the premises herein granted unto the party of the party of the second part forever the 12 HAVE AND TO HOLD the passions of the party of the second part forever AND, said party of the first part covenant as follows:

FIRS! That the party of the second part shall quietly enjoy said premises.

SECOND. That said party of the first part will forever WARRANT the title to said premises

THEO. That in compliance with Section 13 of the Lien Law, the Grantor will have the this conveyance and will hold the right to receive will THERD That in companies conveyance and will hold the right to receive such receive the consideration for this conveyance and will hold the right to receive such receive the consideration for this conveyance and will hold the right to receive such income the consideration for the applied first for the purpose of paying the cost of the cost of the applied first to the payment of the cost of the improvement of the cost of the cost of the improvement of the cost of t consideration as a finishment the same first to the payment of the cost of the improvement and will apply the same first to the payment of the cost of the improvement and with a total of the same for any other purpose. improvement and any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has signed this instrument the day and year above written

in the presence of:

OLIL Philler

STATE OF New York) SS:

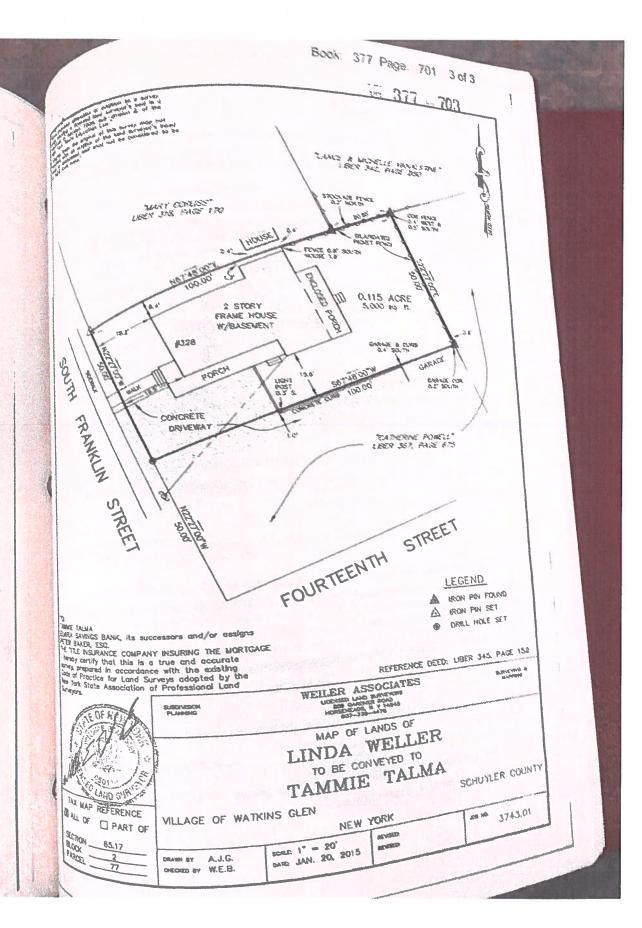
On the day of Notary Public in and for said State, personally appeared Linda Weller, personally known to me and proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individuals, or the person upon behalf of which the individual acted, executed the instrument.

488

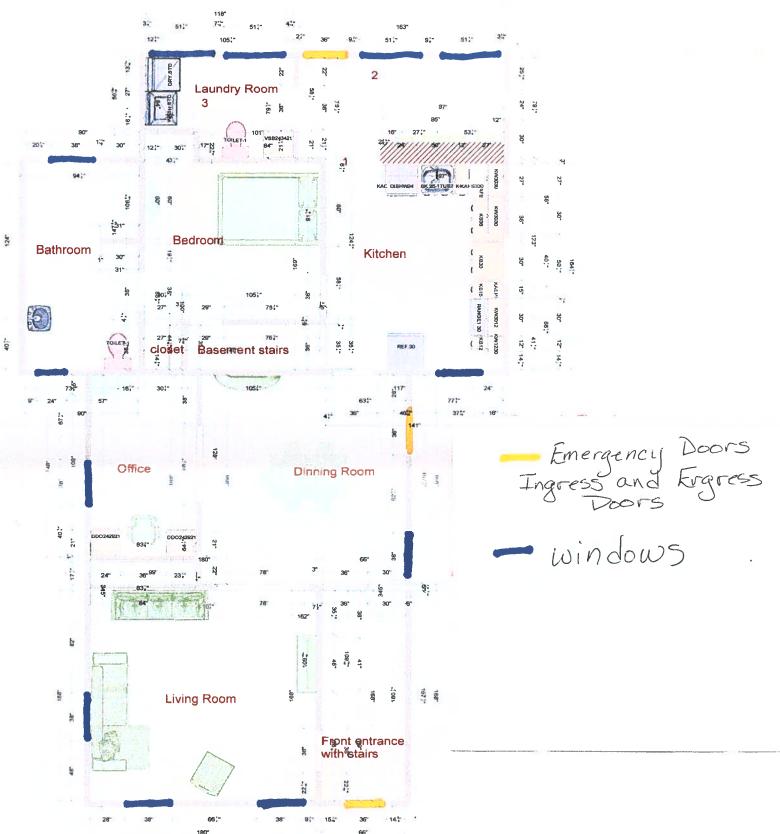
Notary Public

RECEIVED 2 REAL ESTATE MAR - 2 2015 TRANSFER TAX SCHUYLER COUNT

AIMSE R. CHERCHILL NOTARY PUBLIC-STATE OF NEW YORK No. 62CH5140262 Qualified in Cheming County My Commission Expires Jensony 23, 20 A



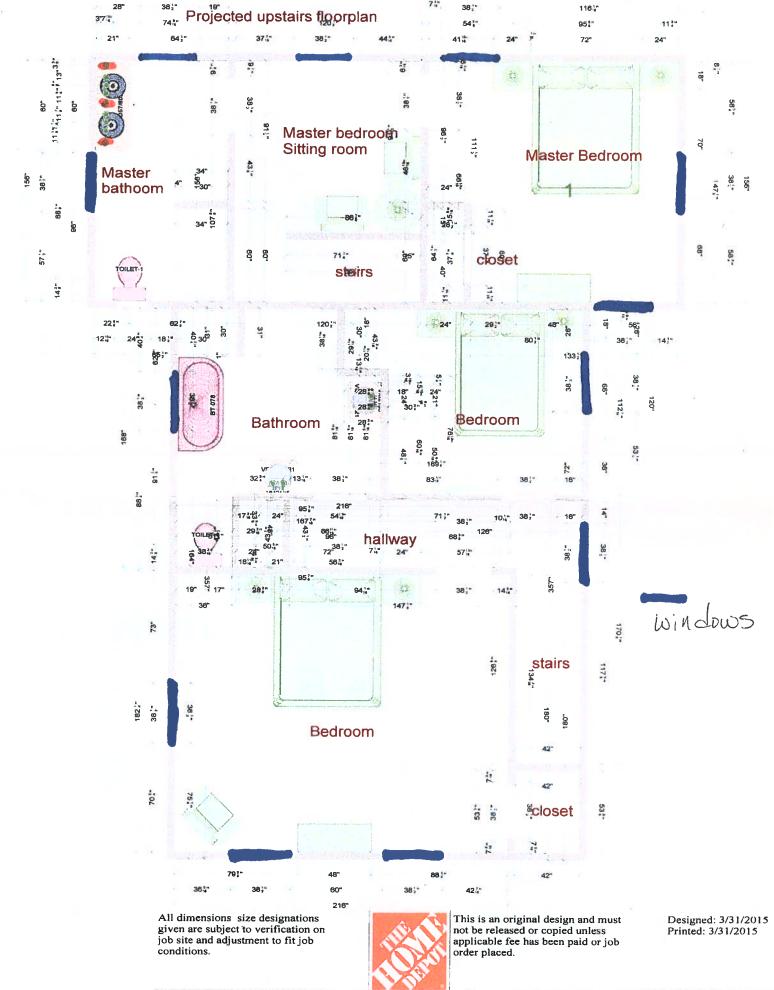




All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.

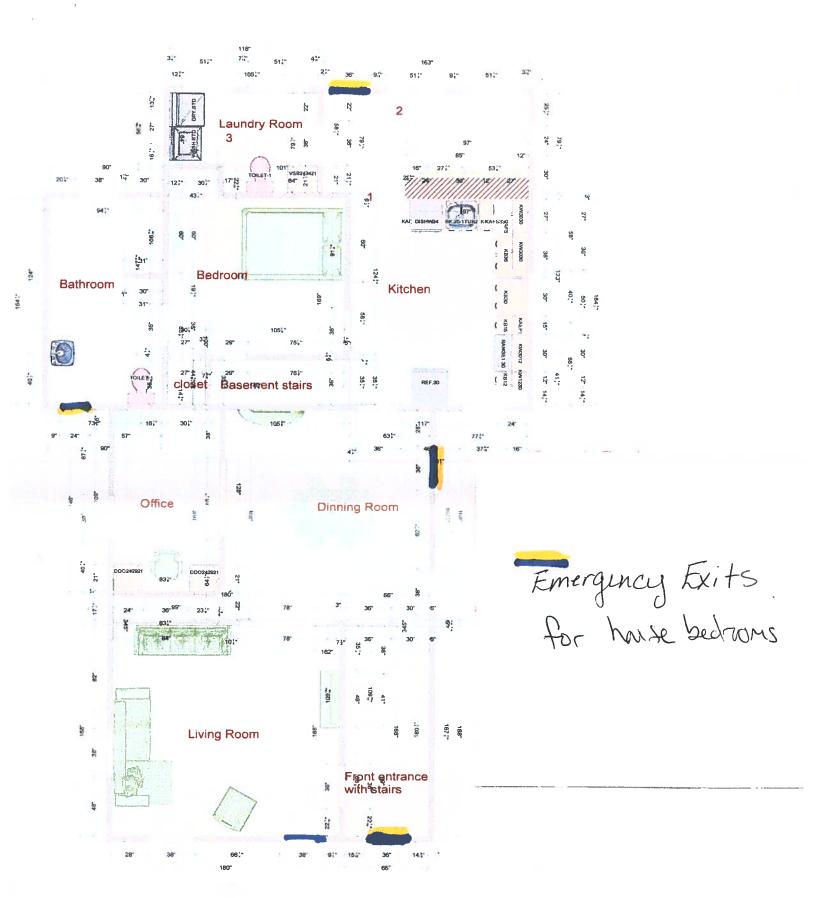


This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. Designed: 3/17/2015 Printed: 3/31/2015



85;"

162

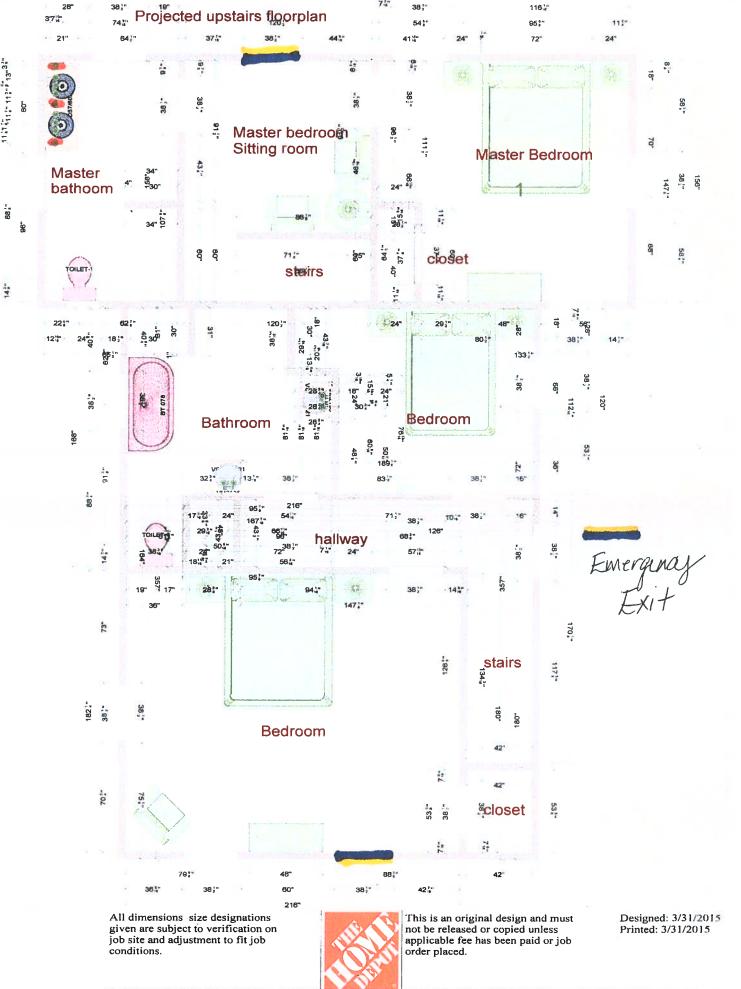


All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee applicable paid or job order placed.

Designed: 3/17/2015 Printed: 3/31/2015



85 ;"

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Basement

Door Stairs		[electr Box	ic.
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water heater Central air + heat	Cairt heat Ca Box	ontrol	

Village of Watkins Glen Short Term Rental Inspection Log	Inspector: Greg Larnard Date:
Property Owner: Tamme Talma	Responsible Local Contact: Shawna (arry
Address: 328 S Frankly Dathis Cler, NY 1489.	
Phone #: 607-368-8237	
Zoning District: /3 /	

	Alternative Means of Egress	V	Unobstructed Egress Path
	Smoke and CO Detectors		
	Smoke and CO Detectors	1/	Electrical System
	Both new lover		Good, SOV. Cable
	Emergency Evacuation Postings	1/	Fuel Burning Appliance(s)
	New bedroom doors	V	Fundace inew
	ABC Fire Extinguishers		Tax Collection Certificate
,	Each level, and Kitchen		
	Visible Building Number		
1	Operational Exterior Doors		1/4

Actions	
	Re-inspection required
	Issue Short Term Rental Permit
	Photos taken
	Electrical Inspection certificate needed

Notes	Office Use
	Insp:
	Insp: Permit:

Village of Watkins Glen Short Term Rental	Inspector UP.
Inspection Log Tammire Talma	Date: 3/11/16 2PM
Property Owner: Bartane K	Responsible Local Contact: Shaung (Aje)
Address: 328 5 Franklin	Phone#: 368 8237
Phone #:	
Zoning District: B	

Al	ternative Means of Egress	V	Unobstructed Egress Path
Sr	noke and CO Detectors	V	Electrical System
Er	nergency Evacuation Postings		Fuel Burning Appliance(s)
AE	BC Fire Extinguishers AC1 (251) Fred	160	Tax Collection Certificate
Vi	sible Building Number		PAYIN 4 SPARES
/ O _I	perational Exterior Doors		17×40

Actions	
X	Re-inspection required - completed 5/13/20 4pm
	Issue Short Term Rental Permit
	Photos taken
	Electrical Inspection certificate needed

DA SMER DE LOS	Insp: Permit:



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

Hoperty Insurance

DATE (MM/DD/YYYY) 03/20/2019

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

THE ISSUING INSURER(S), AUTHORIZED REPRI		OR	PR	ODI	JCER, AND THE ADDITION	ONAL INTERE	ST.			
PRODUCER NAME, CONTACT PERSON AND ADDRESS (A/C, No, Ext): 607-535-2731					COMPANY NAME AND ADDRESS NAIC NO: 26263					
E.C Cooper Inc. 115 E. Fourth St.				Erie Insurance Company						
PO Box 30				100 Erie Insurance Place Erie, PA 16530-0001						
Watkins Glen, NY 14891-0030 Douglas E Hagin						,				
FAX (A/C, No): 607-535-7985 E-MAIL ADDRESS:					IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH					
CODE: 113 SUB CODE:					POLICY TYPE					
AGENCY CUSTOMER ID #: TALMA-1					Business Owners					
NAMED INSURED AND ADDRESS				LOAN NUMBER POLICY NUMBER						
Tammie E Talma 328 S Franklin Street						Q97	71073009			
Watkins Glen, NY 14891					EFFECTIVE DATE	EXPIRATION DAT				
				08/25/18	08/25/1	9	CONTINUED UNTIL TERMINATED IF CHECKED			
ADDITIONAL NAMED INSURED(S)					THIS REPLACES PRIOR EVIDI	ENCE DATED:		<u> </u>		
,										
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328 S Franklin Street					St. Insured for \$252,500.					
Watkins glen, NY 14891										
THE POLICIES OF INSURANCE LISTED BELOW HAVE										
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IS DOMESTIC TERRORISM EXCLUDED?		+	\dashv	x						
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FUNGUS EXCLUSION (If "YES", specify organization's form u	sed)	\dashv	\dashv	x	1120, 211111			<i>J</i>		
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EQUIPMENT BREAKDOWN (If Applicable)		\dashv		Ŷ	If YES, LIMIT:			DED:		
ORDINANCE OR LAW - Coverage for loss to undamaged po	rtion of blda		\dashv	Ŷ	If YES, LIMIT:			DED:		
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ADDITIONAL INTEREST						~~~		***		
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LENDERS LOSS PAYABLE X										
NAME AND ADDRESS										
Village of Mi-Miller Oleve										
Village of Watkins Glen 303 N. Franklin St. Watkins Glen, NY 14891					AUTHORIZED REPRESENTATIV	Æ				
Watkins Glen, NY 14891										
					1-13-					



CERTIFICATE OF LIABILITY INSURANCE

03/20/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on

_	this certificate does not confer rights			icate holder in lieu of s	CONTA	CT Douglas	E Hagin						
E.C Cooper Inc. 115 E. Fourth St. PO Box 30						PHONE (A/C, No, Ext): 607-535-2731 FAX (A/C, No): 607-535-7985							
						(A/C, No, Ext): E-MAIL ADDRESS: doug@eccooper.com							
	ıtkins Glen, NY 14891-0030 uglas E Hagin	WUUKE			DING COVERAGE			NAIC #					
					INSUIR	ERA: Erie Ins					26263		
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Tammie E Talma 328 Franklin Street Watkins Glen, NY 14891						ERC:							
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INSF		ADDL SU		POLICY NUMBER			POLICY EXP		LIMIT				
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	A Business owners							MED EXP (Any one	person)	\$	1,000,000		
								PERSONAL & ADV	INJURY	\$	2,000,000		
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	OTHER: AUTOMOBILE LIABILITY				_	7.000		COMBINED SINGL	E LIMIT	\$	1,000,000		
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	OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A						E.L. EACH ACCIDE E.L. DISEASE - EA					
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - PO		•			
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CE	RTIFICATE HOLDER				CANO	ELLATION	3.379.000	*****					
				VILLA-1					- III		1-11		
	Village of Watkins Glen 303 N. Franklin St.			•	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.								
	Watkins Glen, NY 14891	AUTHORIZED REPRESENTATIVE											

ACORD 25 (2016/03)





CERTIFICATE OF AUTHORITY



Validation:

н

26-4654484

6/22/2015

(Use this number on all returns and correspondence)

Business Name:

Cabins to Castles on Seneca Real Estate

Business Address:

328 Franklin St., Watkins Glen, NY 14891

is authorized to collect Hotel Occupancy Tax pursuant to Chapter Number 282 of the Laws of 1988 of the State of New York. This certificate must be prominently displayed in your place of business.

Schuyler County Planning Commission 105 Ninth Street, Unit 39, Watkins Glen, NY 14891 Telephone: 607.535.8211 Fax: 607.535.8193



GENERAL MUNICIPAL LAW, SECTIONS 239-L, -M, OR -N

NOTICE OF COUNTY RECOMMENDATION

Referral Number: #20-017, Site Plan Review,	Village of Watkins Glen								
Applicant: Karen Stewart	Location: 105 S. Jackson St								
The Schuyler County Planning Commission, at its med per Section 239 of the General Municipal Law of New agency shall review any proposed action referred for it shall recommend approval, modification, or disapprovaction has no significant county-wide or inter-commun Schuyler County Planning Commissions decision is as	al of the proposed action, or report that the proposed nity impact." Based on the information available, the								
Schuyler County Planning Commission Recommen	ds:								
Approval of this action.									
☐ Approval of this action with minor modifications (see attached)									
☐ Disapproval of this action. Reasons:									
* Please be advised that, according to GML 239, your local board cannot act contrary to this recommendation except by a vote of a majority plus one of all its members.									
☐ No Recommendation as to final action. (no significant county-wide or inter-community impact)									
Reasons									
05/18/2020	Kusturllan Ju								
Date	Kristin VanHorn Director of Planning								

NOTE:

Sections 239-1 and 239-m of the General Municipal Law of the State of New York requires that the municipal body having jurisdiction over this matter shall not act contrary to any disapproval or recommended modification contained herein, except by a vote of a majority plus one of the total voting power of said municipal body and only after the adoption of a resolution fully setting forth the reasons for such contrary action; and,

A. Section 239-m further requires that the municipal agency having jurisdiction on this matter, shall, within seven (7) days after its final action, file with Schuyler County Planning Commission, a report describing the final action.

This recommendation only addresses those significant County-wide or intermunicipal impacts that have been identified. There may be significant local impacts or controversy. This statement does not address the proposed action's compliance with all applicable local regulations; or with any other county, state, or federal requirements, including the provisions of the New York State Environmental Quality Review Act (SEQRA).

For your convenience, a reply form is enclosed for your use. Simply write in what action was taken and mail it back to the address on the form. Please note that if your local board approves an action contrary to a recommendation for modification or disapproval, the report of final action must set forth the reasons for the contrary action. Thank you.

If you have any questions regarding this matter or about the GML 239 referral process, please contact the Schuyler County Planning Department at (607) 535-8211.

GML 239 - REPORT OF FINAL LOCAL ACTION

TO:	Schuyler County Planning Commission 105 Ninth Street, Unit 39 Watkins Glen, NY 14891	
FROM:		
DATE:		
RE:	GML 239 Referral #20-017 - 105 S. Jackson Applicant Name: Karen Stewart	
action in shall file	d in Section 239 of the General Municipal Law of New Negard to a matter required to be referred to the cour a report as to the final action taken. In regard to the poon was taken:	ity planning agency, the local referring agency
[Our local board approved this action on the Schuyler County Planning Commission.	, consistent with the recommendation of
[Our local board approved this action with minor inconsistent with the recommendation of the So the minor modifications consisted of:	
[Our local board disapproved this action on this action were:	Briefly, the reasons for disapproving
[The application was withdrawn .	
	Please attach additional sheet	rs as necessary.
<u>c</u>	OMMENTS:	



May 14, 2020

Darrin Stocum Code Enforcement Officer Village of Watkins Glen 910 South Decatur Street Watkins Glen, NY 14891

Re: Preliminary Site Plan Review
Glen Landing Townhome Development
Harbor Place Drive
Watkins Glen, NY

Dear Mr. Stocum and Members of the Planning Board:

Hunt Engineers, Architects, Land Surveyors & Landscape Architect, DPC (HUNT) is pleased to submit the following Documents in support of a Final Site Plan review application by the Village of Watkins Glen Planning Board.

- 5 Updated Final Site Plan Drawings (11 x 17)
- 1 Updated Final Site Plan Drawings (24 x 36)
- 5 = Updated Survey Plat for Subdivision (included in the Site Plan Drawings)
- 1 = Updated Engineering Report

In addition, we offer the following comments on the items discussed during the last Planning Board meeting and in the Preliminary Plan Review by the Southern Tier Central Regional Planning and Development Board:

Floodplain Development

We have confirmed that the project requires a floodplain development permit as portions of the site are within the FEMA defined floodplain. The floodplain elevation is 448.6 according to the Flood Insurance Study, and we have confirmed that all proposed buildings are more than 2 feet above this elevation as required by the floodplain development law. In addition, an application for a floodplain development permit has been submitted.

Signage

A detail has been added to the plan to show the intent of the proposed sign along 4th street. It is our intent that a final sign design and language be submitted to the Village for its approval of conformance with this intent prior to construction.

Lighting

Additional information has been provided regarding proposed private street lighting, including a photo of the proposed fixture and photometrics showing the proposed light levels. In accordance with the Village Code, the light styles compliment the current lighting in this area and the fixture heights are at 14 feet. It is not the intent of the project that full lighting coverage be proposed as would in a parking lot, but that some level of lighting be provided, particularly at entrances, curves, and near the clubhouse.

Landscaping

As required, additional landscaping information has been provided, including tree counts. In addition, it was confirmed that the shade trees are a minimum of 1.5" in caliper and planting beds meet the zoning requirements.

Parking

The information on parking has been clarified. We are providing 45 spaces and are proposing 9'wide x 20'deep spaces which exceed the requirements of the code.

Fire Access

We had previously received verbal indication that the fire access to the site was acceptable, and we continue to pursue written notification. In addition, we have initiated discussions with the railroad about additional access as requested.

Electric Service

We have coordinated with the Village Electric Department regarding our anticipated electrical load, potential connection points, and electrical conduit. We will continue to follow up to secure written notice that service will be provided to the development.

If you have any questions regarding the information contained herein, please do not hesitate to contact Ben Gustafson at (585)327-7950 or at gustafsonb@hunt-eas.com.

Sincerely,

HUNT ENGINEERS, ARCHITECTS, LAND SURVEYORS & LANDSCAPE ARCHITECT, DPC

Ben Gustafson, P.E. Project Manager

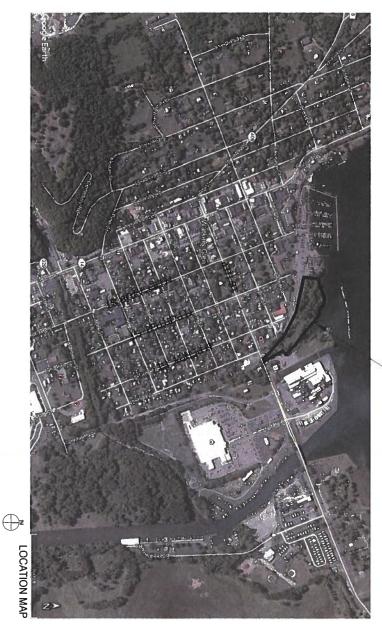
enc.

c: Scott Welliver, Seneca Long View LLC
Chelsea Robertson, ED of Southern Tier Central Regional Planning



GLEN LANDING FINAL SITE PLAN VILLAGE OF WATKINS GLEN SCHUYLER COUNTY, NEW YORK

PROJECT LOCATION



ل7,3	17.2	17.1	L7.0	L6.1	16.0	L5.0	L4.1 5ITE	14.0	L3.0	12.0	11.0	10.1	10.0	COVER	NUMBER	
SITE DETAILS	SITE UTILITY DETAILS	SITE UTILITY DETAILS	SITE UTILITY DETAILS	SITE ESIC PLAN	SITE ESIC PLAN	SITE LANDSCAPING PLAN	SITE ELECTRICAL & LIGHTING PLAN	SITE UTILITY PLAN	SITE GRADING PLAN	SITE IMPROVEMENT PLAN	SUBDIVISION PLAT	EXISTING CONDITIONS	GENERAL NOTES		TITLE	SHIEL INDEX
5/14/2020	5/14/2020	5/14/2020	5/14/2020	5/1-1/2020	5/14/2020	5/14/2020	5/14/2020	5/14/2020	5/14/2020	5/14/2020	5/14/2020	5/14/2020	5/14/2020	5/14/2020	DATE	
															REVISION	

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF: THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE BUILDING CODE, FIRE CODE, AND ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

250 N GENESEE STREET MONTOUR FALLS, NY 14865 607-535-5400 SCOTT WELLIVER APPLICANT INFORMATION: SENECA LONGVIEW, LLC

PROJECT LOCATION
TAX MAP#65.09-2-38.1
TAX MAP#65.10-1-1
LAKEFRONT AT HARBOR PLACE DRIVE

HUNT ENGINEERS | ARCHITECTS | SURVEYORS

HUNT NO. 2059.025 MAY 14, 2020

CONTRACTOR SHALL COORDINATE WITH THE DIMER RECARDING THE RESUSE, PLACEMENT, OR REMOVAL FROM SITE OF ANY UNCOVERED BOALDERS SHOW REMOVAL AREAS SHALL BE ACCOMMODATED DN-SHE AND SHALL NOT BE DEPOSITED IN THE FOLLOWING AREAS. WITHIN RICHE OF TRAYS, DBSTRUCTING FRE HYDRAMIS THE COMPRACTOR SHALL OBSERVE OSHIA. AND OTHER APPLICABLE SAFETY REQUIREMENTS. THE COMPRACTOR SHALL ASSUME RESPONSIBILITY FOR CONSTRUCTION SAFETY AT ALL TIMES. ALL EXCAVATIONS SMULL PROVIDE PROTECTION TO THE WORK FORCE AS PER THE CURRENT 0.5 H.A. REQUIREMENTS, AS WELL AS MAY STATE ACCIOUS REQUIREMENTS. THE CONTRACTOR SMALL OR RESPONSEL FOR MENLICHMEN, AND MAINTAINED APPROPRIATE EROSON CORMER MEASURS IN PARKINE SEMERAL FROM MENTAINED FOR FOR THE IN STORM SERVICE, OR AUGUST HOUGHANTS. CONTRACTOR IS RESPONSEL FOR MENLICHMEN ALL MEASURES AS SPICEDED IN THE STORMANIER POLIUTION PROTECTION PLAN AND SPICE PRINT FOR SCHOMANIER DECLARIES, FORM CONSTRUCTION ALTHRIES. THE COMPACTOR SHALL CONDUCT HIS ACTIVITIES IN THE WOMET OF THEES AND BUSHES IN STRUCT COMPLIANCE WITH THE APPROPRIATE SPECIFICATIONS ANY TIRE REMOVAL SHALL BE LIMITED TO THE DIRECT PAIRS OF CONSTRUCTION The contractor is responsible for the proper disposal of all reword, vectation, sole and where distributioners THE CONTRACTOR SHALL PROVIDE AN ADEQUARE DEWATERNO SYSTEM THAT WILL DRAW DOWN AND HAVE CONTROL ON THE CROMMORATER FLARE AT ALL THES DURING CONSTRUCTION IN AREAS WERE THE CONTRACTOR IS EXCAVATING MEAR ANY UTILITY POLES, THE CONTRACTOR SHALL BRACE AND/OR HOLD IN PLACE UNTIL EXCAVATED AREA IS BACKFELLED AND COMPACTED. THE CONTRACTOR TO RESPONSE FOR MANIMANE CONTRACH, STORE STRICE DURING CONSTRUCTOR AND SHALL HOW'T, 24 HOURS HOUSE SHOOLS SHALL WILL BE DISRUPTED A SAMIMAY LARRAL SHALL BE UNDERFAINDHAL FOR HO LOWER THAN A (2) HOUR PERIOD. HE COMPACION SHALL HOTET HE MALACE OF MARKES CASH MARIE REPORTING OF SHALL HAD AN MALACE OF MAR DEVANICATI HIS HOMES ANAWACE PROBE IN CONSTRUCTION OF AND IN REPORTED OF SERVICE OF ANY MAINTENANCE, HE COMPACIOS SHALL HORDITE! ALL MATE SERVICE MAS THE CONTRACTION SHALL HAVE AMPLE SUPPLY OF REPAIR CHAPTS. COMPANICA, AND PRINCE OF MERCHANT FRANKS EXISTING WATERNAM LOCATIONS AND DEPTHS SHOWN ARE APPROXIMATE THE CONTRACTOR SHALL PROTECT EXSTRAC SERIES AND WATERLAWS. IF EXSTRAC SERIES OF WATERLAWS ARE DAMAGED DURBNE CONSTRUCTION, THE CONTRACTOR SHALL REPAIR THESE TO THE SATISFACTION OF THE APPROPRIATE ACCINCT AL EXPLIES DIVINES SUCH AS CLEENER, CAS MANS, AND RECPONDE SHALL BE STARED OUT BY THE UTILITY COMPANY PROP TO CHISTRACTION IN COMPANYES AND ALL CALL MEN YORK STARE DE SAFELY (1-800-967-7982) PROPR TO CONSTRUCTION AND HOTEY UTILITY COMPANYES FOR STAREOUT THE CONTRACTOR SHALL LAKE ALL HECKSSAF PRECAUTIONS NOT TO DISTINGUISH AND DIM DHALACE PROPERTY CODINESS (RICH PHIS HARSE CITC). ANY INSTRUMENT ON DHALACTO PROPERTY CODINERS SHALL BE REPLACED BY THE COMPRISCION'S LOCKISSD LAND SUPPLYING AT THE COMPRISCION'S LOCKISS. THE CONTRACTOR IS RESPONSIBLE FOR DISTANCIA ALL PERMITS ESTING KULACE SIONA DRAWALE, SMALES DIDGES, AND DIRER ESCISME DRAWALE FACILIES SMALL BE PROTECTIO AND MAINIANCE INSCRIED CONDITION DIAMO ESCISMENT DRAW CONSTRUCTION FACE CONTRACTION SMALL RESIDER, ANY OF SLOW FACILIES THAT ARE DAMAGED DARING CIDESTRUCTION TO THE SATISFACTION OF THE APPROPRIATE JACKET CDISTRUCTION ALONG VALACE ROADS SHALL CONFIDM TO SPECIFICATIONS USTED ON PERMITS ISSUED BY THE APPROPRIATE ACKNOWS ALL DAMAGE TO PRIVATE PROPERTY OR UTLITES (UNDER OR ABOVE CROUND) SHALL BE REPORTED TO THE VILLAGE OF WATENIS CLEW AT OWICE RE COMPRACION SHALL KEEP HS ONERANONS WITHIN THE PROJECT PROPERTY, DESIGNATED EASEMENTS, AND ROAT OF WAY LIMITS THE COMPACTOR'S SAMETOR SHALL DISCOX ALL HORIZONTAL AND HERDOL COMPROLS PROPETO CONSTRUCTION. ANY DISCORPANCES SHALL PROMETLY BE BROUGHT TO THE ATTENTION OF THE EMBASER. PUBLIC SCHER SCRAPCE SHALL BE PROMOTO BY THE WATERS CLEN WASTEWATER DEPARTMENT PUBLIC WATER SERVICE SHALL BE PROVIDED BY THE WATERING GLEN WATER DEPARTMENT THE PROJECT SITE CONTAINS FEDERAL REGULATED WETLANDS DELIMEATED BY DELTA ENCINEERS IN 2019 THE PROJECT SITE DOES NOT CONTAIN FEMA DELIMEATED FLOODPLANS OR FLOODWAYS BISS MEMBER AND TROCKERS AREASTER REPORTING MIX GOLDED AND RECEIVED BY HAVE INCREASE. ADMITTS, SOMETIONS, AND RECEIVED AND THE AREASTER, ADMITTS, AND ADMITTS, ADMITT II. SANTARY SEWAGE DISPOSAL SuiPaudi Richarderits (dr. 196. doshfichdin of antenanos dhall big condistini tinin artin standard cissi, section 32. Comhandos (110 anton), doshfichtine antenanos a. 4156 (hall, followed, and before the ret intenanos de offender, the conscionine subsets suiday antonos parily suida (20.01(150) filos) he fare tratenano a. 41.055 one 32.1 of subsets shall be conscionine antenan (1871) (2001) (artin intenan) antenanos (1881) (artin intenanos) (artin intenano WATERMANS THE SUBSTACE AND SUBSIASS SHALL BE COMPACTED TO MEMORE SHERGEN "MODIFY DISCOUND DEADT WITH A SUBSTACE OF MEMORE SHERGER COMPACTION IN THE SHALL BE SHALL COMPACTION IN THE SHALL BE SHALL COMPACTION OF SELTS COMPACTION OF SELTS SHALL MODE FOR ALL EARLY IN THE MEMORE FOR COMPACTION OF SELTS SHALL MODE FOR ALL EARLY MODE FOR MALESHALLS THE MEANS GRIMEN SERVING ELEVANDRE OF CHRACKERS ON STOT COMMUNITIES OF STREET OF STREE MARRHAM SHALL BE MISTALLED AT A COMPANOUS LAPARD CRADE TO A POINT OF AR RELEASE POINTS OF AR RELEASE ANCILLOE MATER SERVICE: FRE HYDRAMIS, AND BLOW-OFF VALVES OUTSIGN SHALL SO DUTING WITH SO ME STAND STREET, WHERE AND STREET (SMALLEY AND STREET), HE WASHEST STAND STREET, MANAGES STAND STREE DUENT, EDIN PRE SHALL RE, CAKS 32, AND SHALL COMPOSE HE ALL RESPECTS TO MEMBERS, ITTIMES SHALL COMPOSE HE ALL RESPECTS TO MEMBERS THIS CONTROL COMPOSITION OF COMPOSITION O AMERIANS, MARIS SANGS, PER AMERICA, SANG COMPLY WITH HYSION STANDARDS AND AWEN STANDARD GOOD APPRICTIONS OF MISTAGE STANDARD COOPERET WITH HYSIONS STANDARD AND APPRICACED STANDARD AND APPRICACED STANDARD AND APPRICACED STANDARD COOPERED STANDARD STANDARD COOPERED STANDARD STANDARD COOPERED COOPERED STANDARD COOPERED COOPERED STANDARD COOPERED BELOTOR IN SUBBLISE, PROMOGE A SOL STABLETANDA COLICIENTE FABRICI WIN THE COLICIONIC CREMINISE PRODUCTIVA MULTIS MERIMAN PARICHICE STRICKICH OF 175 US. MARMAN MALLEN BASSI STRIKKITH OF 450 PS, MARMAN GRAD RESULE STRIKKIT OF 77% (65), AND MAXIMUM APPARIEN GETHER STR. OF 49-80 SEY. WHEREVER CROUNDWATER SEPAKE IS ENCOUNTERED, INSTALL UNDERDRAMS BELOW THE SUBBASE LAP UNDERDRAM FABRIC WITH SUBBASE FABRIC SUBBASS MATERIA, SHALL BE PLACED IN MAXIMUM 9 INCH AND MINIMUM 6 INCH HORIZONTAL LETS. MAINTAIN OPTIMUM MOSTURE, CONTENT FOR COMPACTION EXCAVATION AREAS EXCAVATE SUBSIDE TO THE OEPH-REQUIRED TO PROVIDE A UNKTORN SURFACE OF SOLID UNIOSTABLED CORDINO FOR THE PLACEMENT OF ACCRECATE SUBBLASE COURSE SICHACE, PAREMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN COMPONIANCE TO THE LATEST MERSION OF MISSORYS MANUAL OF LIMB ORM TRAFFIC CONTROL DEVICES (MUTCO) SIDBM SERRS SHALL BE ANHACED DEMAKAE SYSTEM'S AUS H-17 COBRIGATIO SADOTH WITBOOK, HON RESSIT POLITIMENT (MPGP) MPK AUS H-17 SIDBM SERR SHALL BE WEIALLED W SIRGET ACCORDANCE WITH MANAFACTURER'S WEIRACTION'S AND ASTM OF 227) SIDRU STIERS, MANNOLIS, MICIS, DITORS, AND OTHER SYSTM COMPONENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MILLIOC OF WATERS CREM'S SPECIFICATIONS. MANNOUS SHALL BE TISTED FOR WATERTOHDIESS DE DAMACE PEDE 10 PLACING NITO SERVICE ARE TESTING SHALL CONFIDENT IN PARTIEST PROCEDURES DESCRIBED IN ASTM © 1244 CRANTY SCHIFTS 24 HONES OR 1655 AN DIAMETER SHALL BE LAD STRAIGHT BETHELH MANNOLES, AUGMENT SHALL BE OFFICED BY LAMPING OR USING LASER BEAM THE COMPRACTOR SHALL CONCRETE ENCASE THE SAMEARY SENER HAR AT ALL POINTS WHERE WERDLA SEPARATION IS LESS THAN 18" AT CHOSSINGS WITH STORM SENER LIMES. CAMARI SERES SMALER LOS BIR A ESPADAT ALABAGA IRRÍGIA MARGAE I, LAS REI RE RECORRIGIOS INMINISTRADOR BATAN LANS RILLER A PALOZ DA NEA, ROS BALLOR MARGAE LOS LOS REI RE RECURSOR DE LOS MARGAE LOS DE LA CONTROL DE LOS MARGAE LOS DE LOS MARGAE DE LA CONTROL DE LOS MARGAE DE LA CONTROL DEL CONTROL DEL CONTROL DEL CONTROL DE LA CONTROL DEL CONTROL DE LA CONTROL DE LA CONTROL DE LA CONTROL DEL CONTROL DEL CONTROL DEL CONTROL DE LA CONTROL TISTED SAMILARY SEMERS SHALL HAVE AN MELITRATION RATE OF LESS THAN 100 CALLONS PER MALE PER MICH DAMKETER OF PREP. PAR DAY SAWTARY CRAWITY SCHERS SHALL BE: SOR-US PVC PRE COMPORIBING TO ASTN 0-3034, WITH RUBBER CASHLIED JOINTS COMPORIBING TO ASTN 0-3712 AND ASTN F-477. ACCESS ROADS AND PARKING AREA AT L'AMO-END RICHON SHAFF BE CATAMAKO MELAF END RICHONS MATER OFFICIAL SAFORED SANTARY SZIKÉS, MANKOLÉS, DLÉAIGUTS, AND OTHER APPURENANCIÉ SHALL BE CONSTRUCTIO, AND TESTO IN ACCORDANC WITH THE VALLACE OF WATERIA CLEW WASTEWATER OLFARENILIETS SPECIFICATIONS. VIVO SHEEKS OWN 3118 A ON-SHI THYSIAL OF BUILDING MITTERL 1 CHESTAL DEBSE, LARCE WEIGH AND FOREIGN WATER A CONTRACTOR CANCEL SCHEECE THAN 1/2 MICH. SARSSAL, DEBSE, LARCE WEIGH, AND TOWN AND THE ACT OF THE AMOUNTS DESCRIPTION OF THE WORLD SHOULD BE AND THE SHOULD HEICHT DIME DIME NAV 315 VASV ISn 2MUSK) EXISTRIC ZOWING GAKBAL TAX BAP NO. PROVIDED PARKING SPACE DIMENSIONS PARKING REGULATIONS AN AREA PER DWELLING BURLDONG LOT CONERAGE TRACKS FRONT SOC (ADJONNYC TOWNHOLE UNIT) REAR TOTAL SPACES WATER OR GAS VALVE חשחוא שסרנ א/צוצננו חפאו UTILITY POLE ANCHOR CATCH BASIN TBD BY PLANNING BOARD 1,700 S0 F1 NALAZE OF WARNIS CILH WATER DEPARTMENT N/A WENZO OF WARNIS CILH WATER DEPARTMENT WENZO SPECITICAN AND EMPRE 20 FT LONG X 9 FT WDE 45 TOTAL SPACES, (1 MC SPACES) (CALCULATED AS 2 SPACES PER UNIT - 30 TOTAL + 15 SPACES FOR MISTORS) 80 E LOMBHOLIZE DE METUDIAMENT WHO CETHBHOTZE 65 09-2 JB 1 AND 65 10-1 20 FT (VARIANCE GRANTED) PROPOSED UNDER LAKEFRONT DEVELOPMENT LAKEFRONT DEVELOPMENT INDEMEDATION DANGER 2,100-2,400 SQ FT 5380M BOS 80 573

L0.0

GENERAL NOTES GLEN LANDING SENECA LONG VIEW, LLC VATIONS GLEN, NY 14891

CLEARING OF TREES 3-INCHES IN DIAMETER OR CREATER SHALL DIKEY OCCUR BETWEEN OCTOBER I AND MARCH 31 SHALES AND TREES LESS THAN 3-INCHES IN DIAMETER MAY BE REMOVED WITHOUT REGARD TO SEASON

RITINGS SHALL BE DUCINE HOW HEOMHICA, JOHITS WITH WEDGE ACTION RETAINER CLANDS ALL MECHANICAL, JOHIT ITTINGS LOCATED WITHIN 15 FEET FROM DIE AMOTHER SHALL BE RODDIGS TOOCTHER

THE COLUMNA LAWARD STRAINTON DESIMACES BUTBER CAS LARS AND HARTH LARS AND RECOMMENDED. DIVER NOW STRAINTS VERMANDE DESIMACES NAY APPRY MERCHALL 2 STEEL ALL MEW AND ALTIMED BLUSTING WATERMANNS SMALL BE PRESSURE AND LEARACE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF ANNA STANDARD C-800 (LATEST REVISION) MAIN VALVE BOXES SHALL BE 5-1/4", SOREW TYPE, WITH CAST IRON WITH LIDS MARKED "WATER"

STORM SEWER

SANITARY SEWER SURVEY CONTROL POW BOLLARD STREET SIGN FIRE HYDRANT

BURIED ELECTRIC CABLE CONIFEROUS TREE

DECIDUOUS TREE

BURIED TELEPHONE CABLE

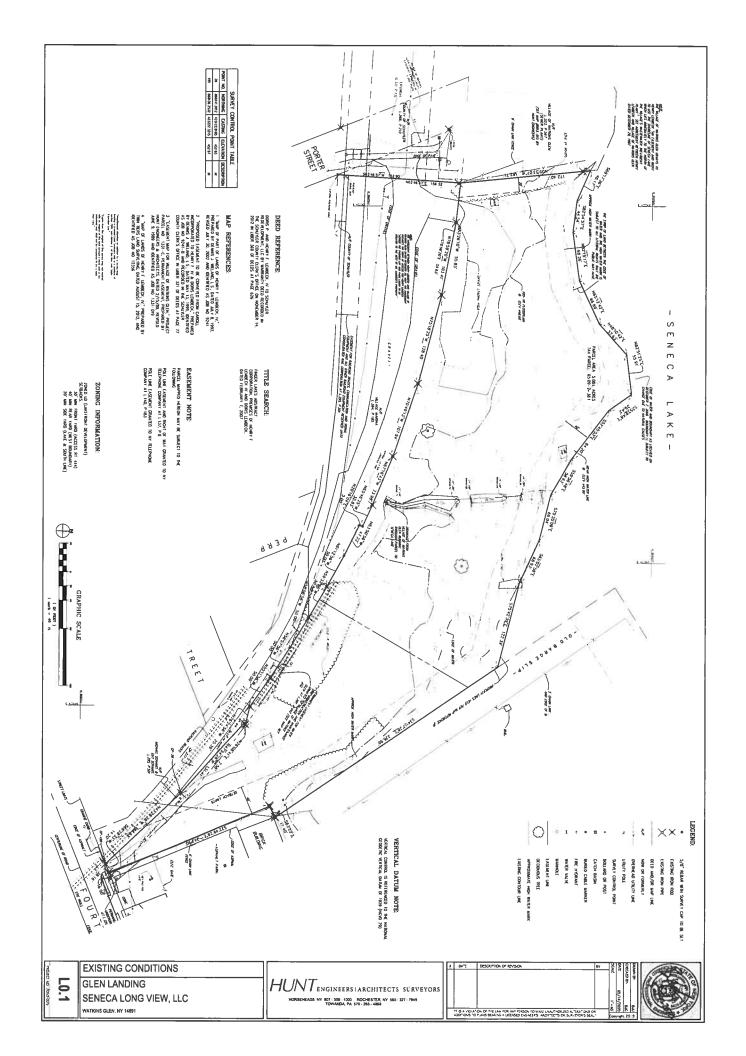
WATER PIPELINE

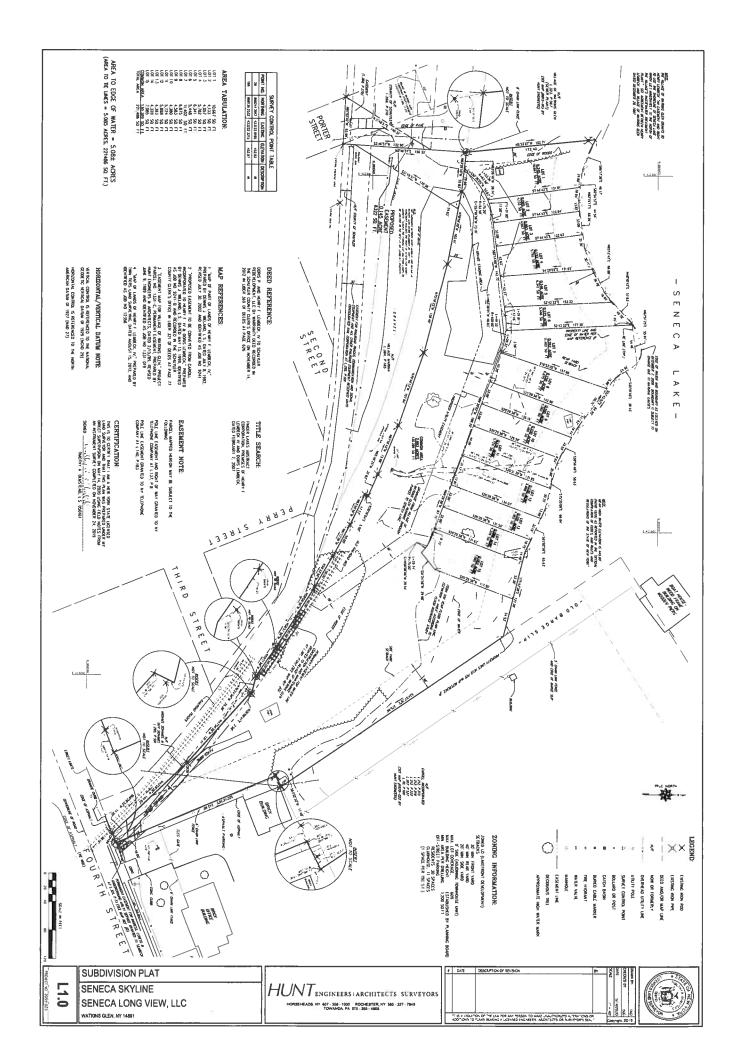
MAN VALVES SHALL BE MECHANICAL JONES, RESULENT SEAT, CATE, 2" OPERATING HUT, WITH STANKESS STELL BOWNET AND PAICHNES SHALL CONFORM TO ANWA C-509

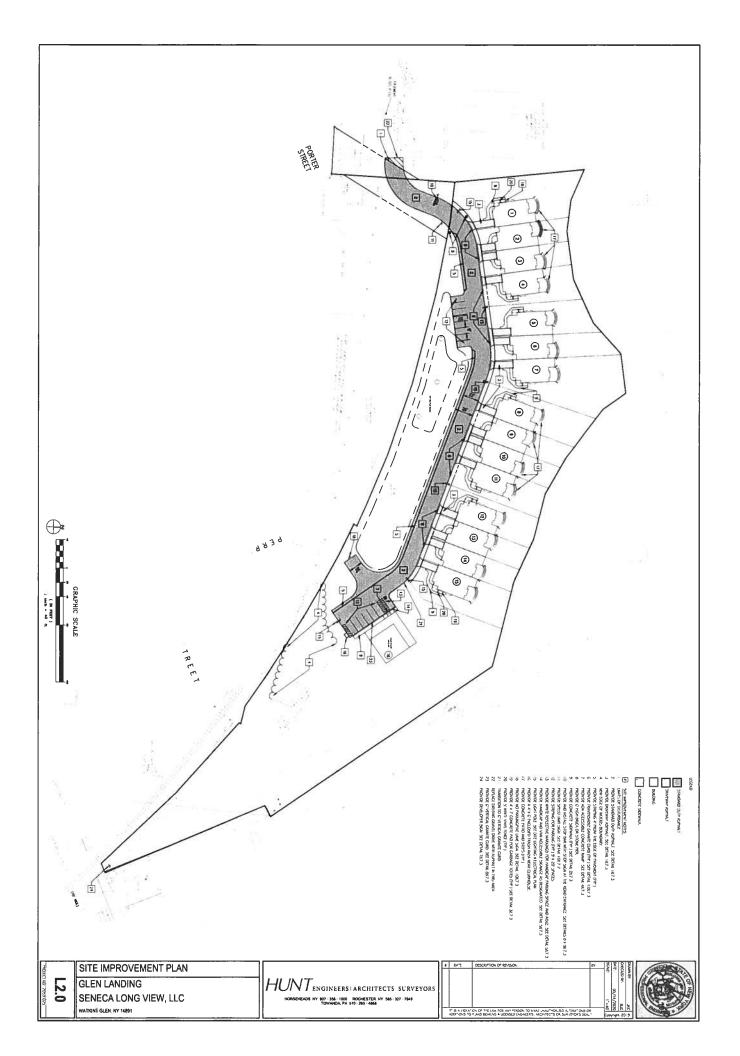


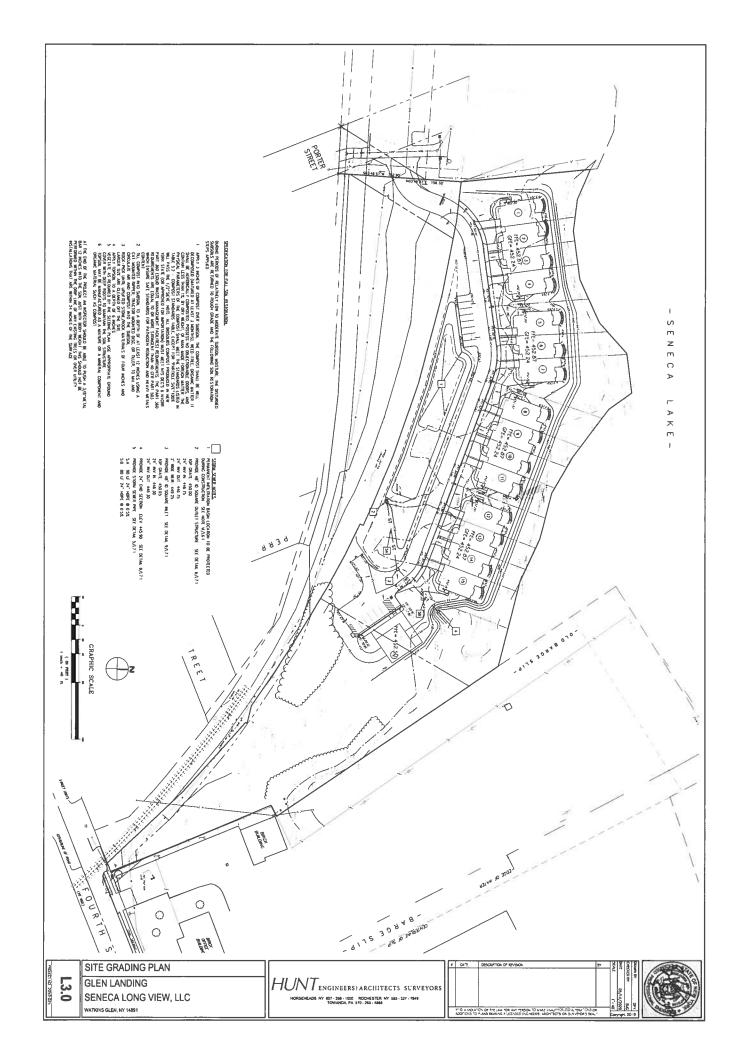


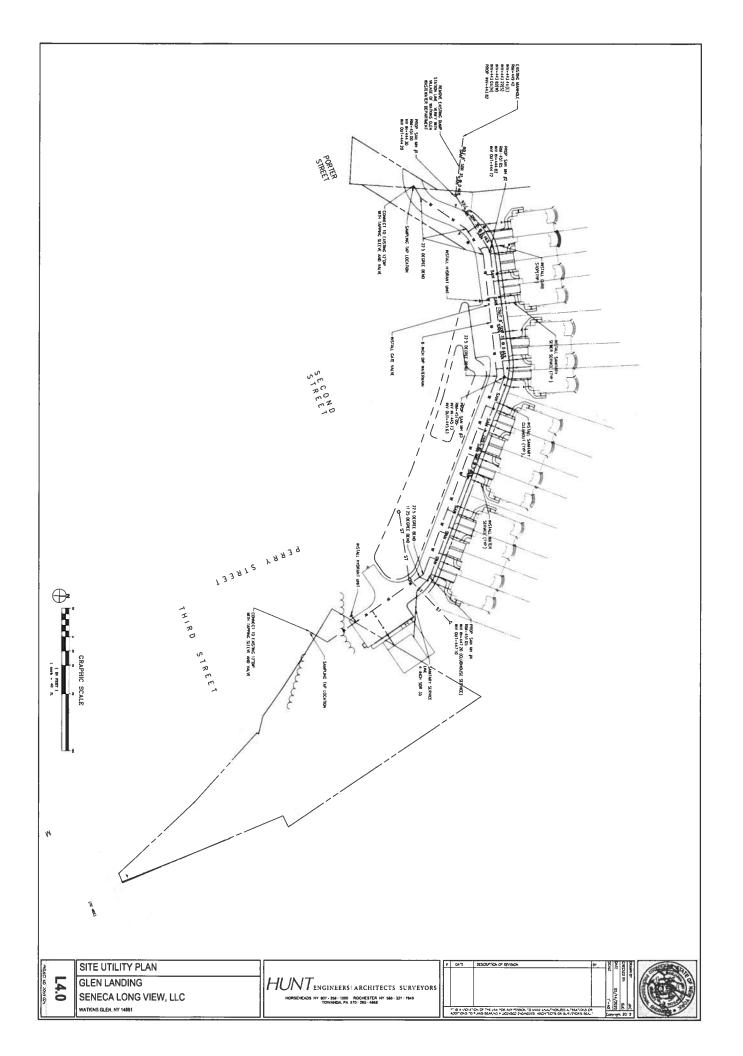


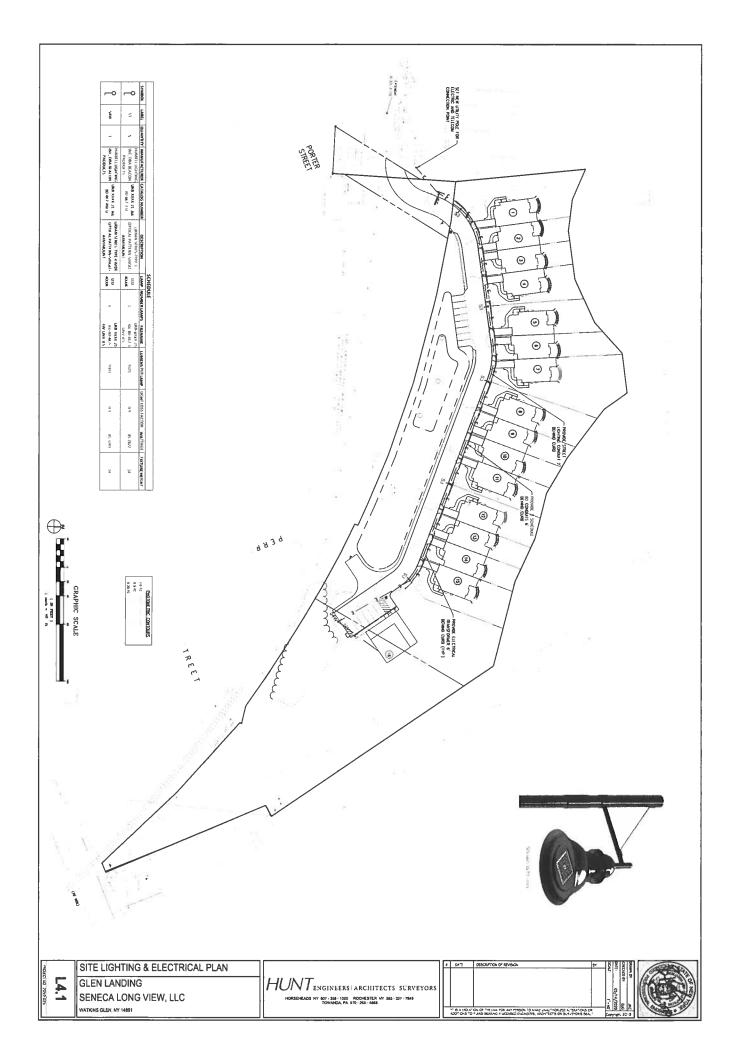


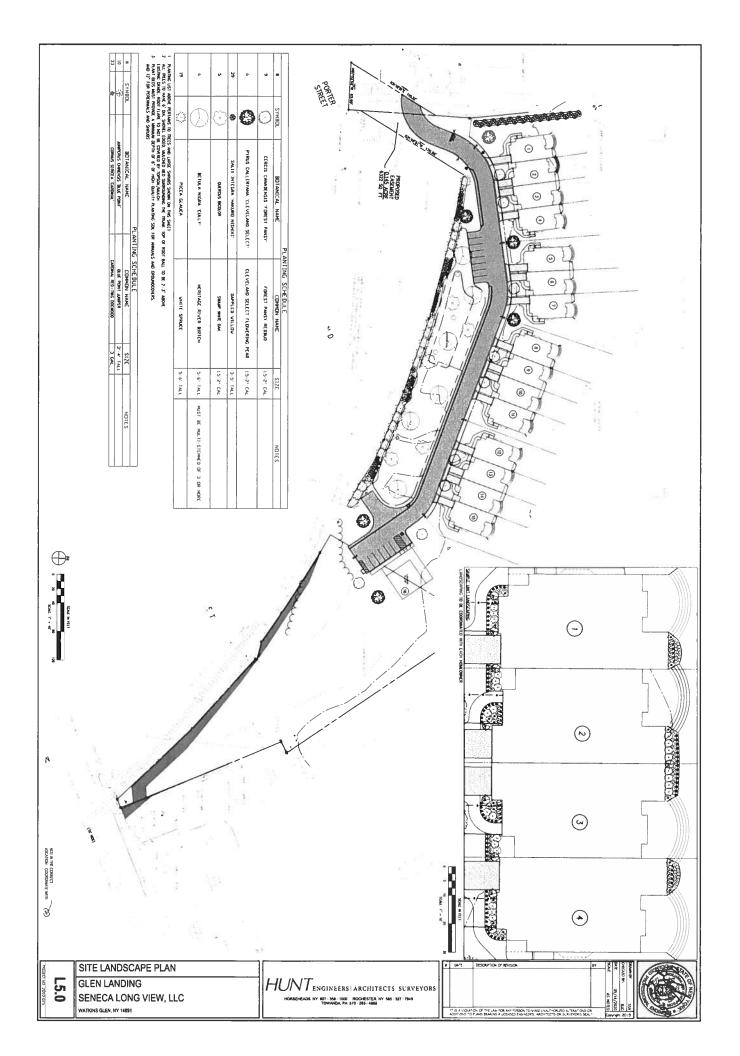


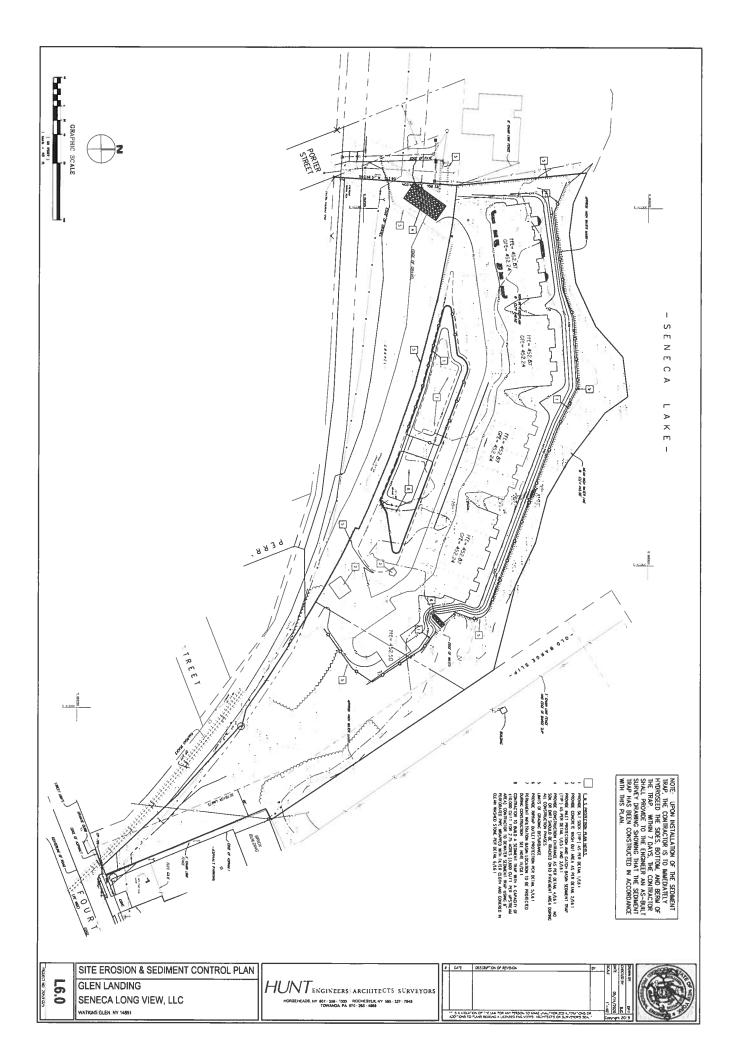


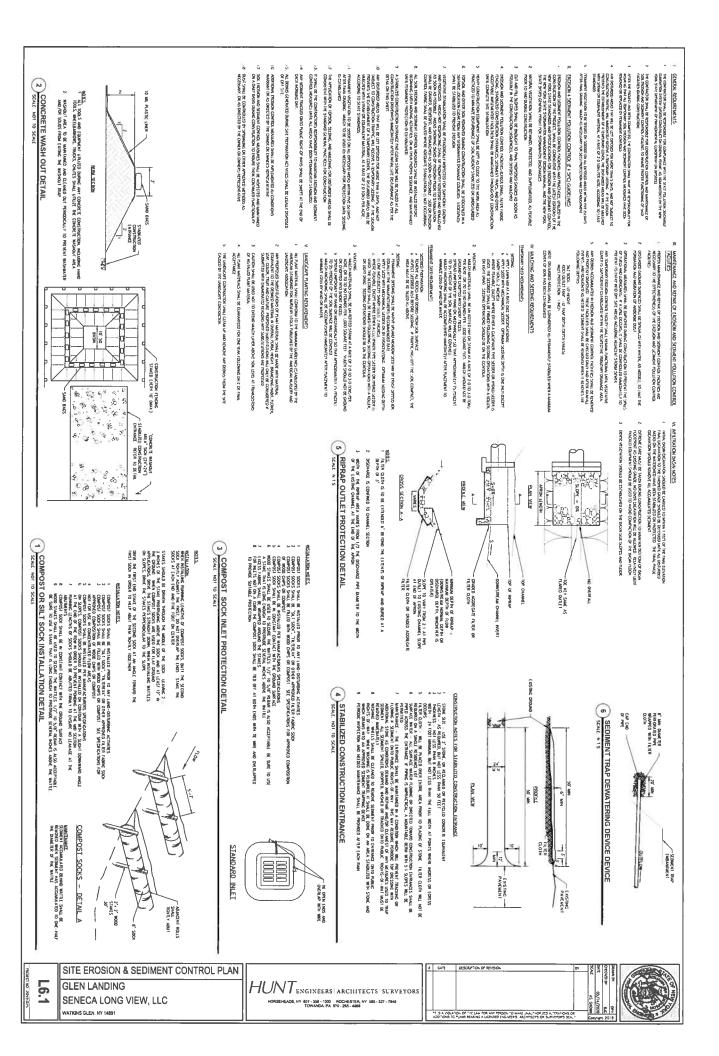


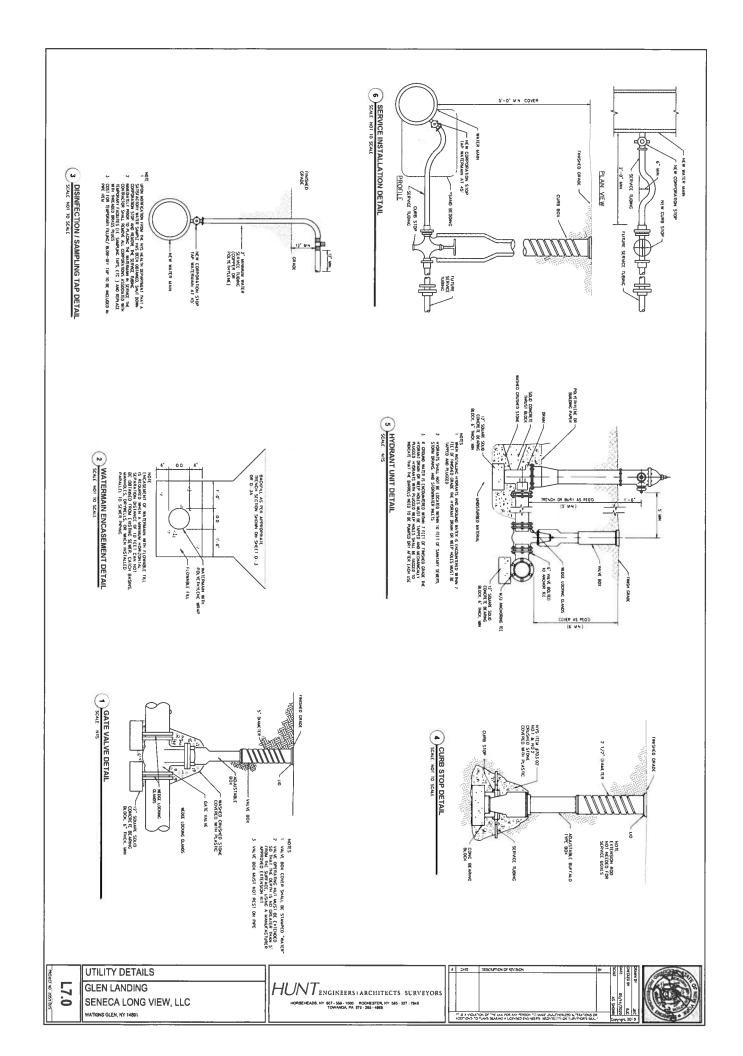


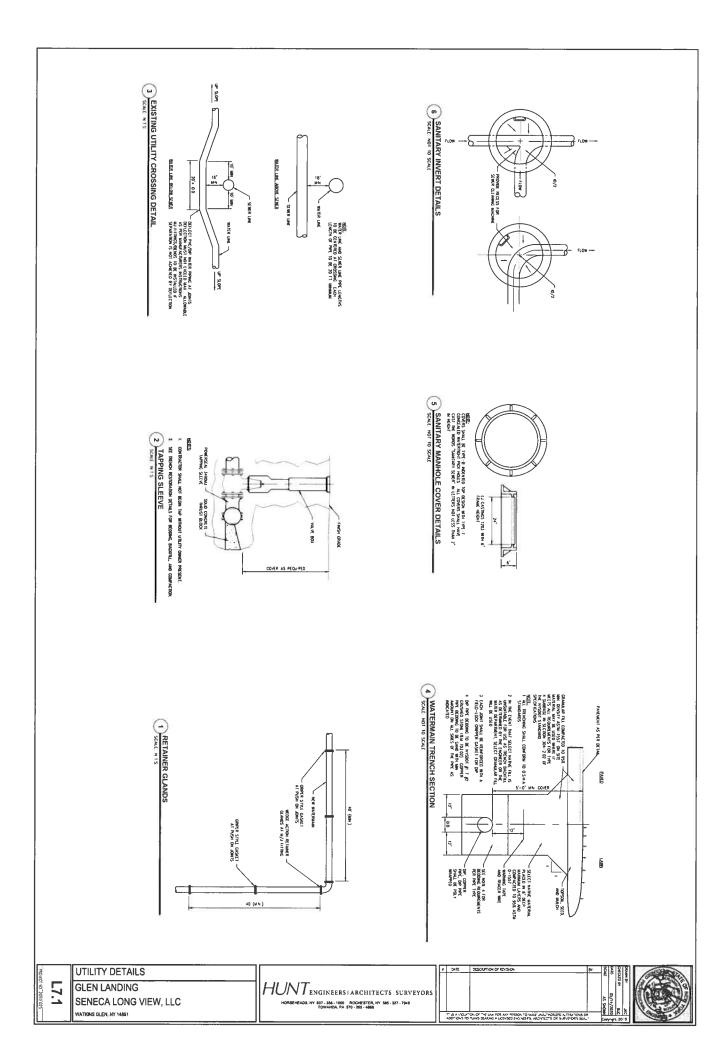


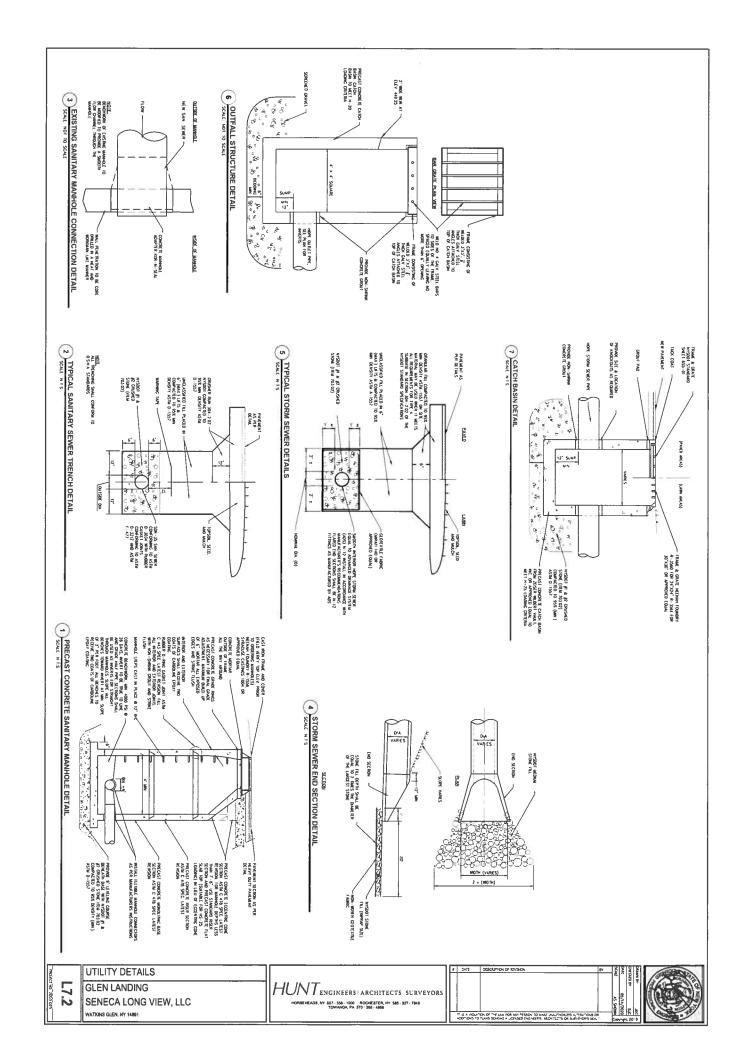


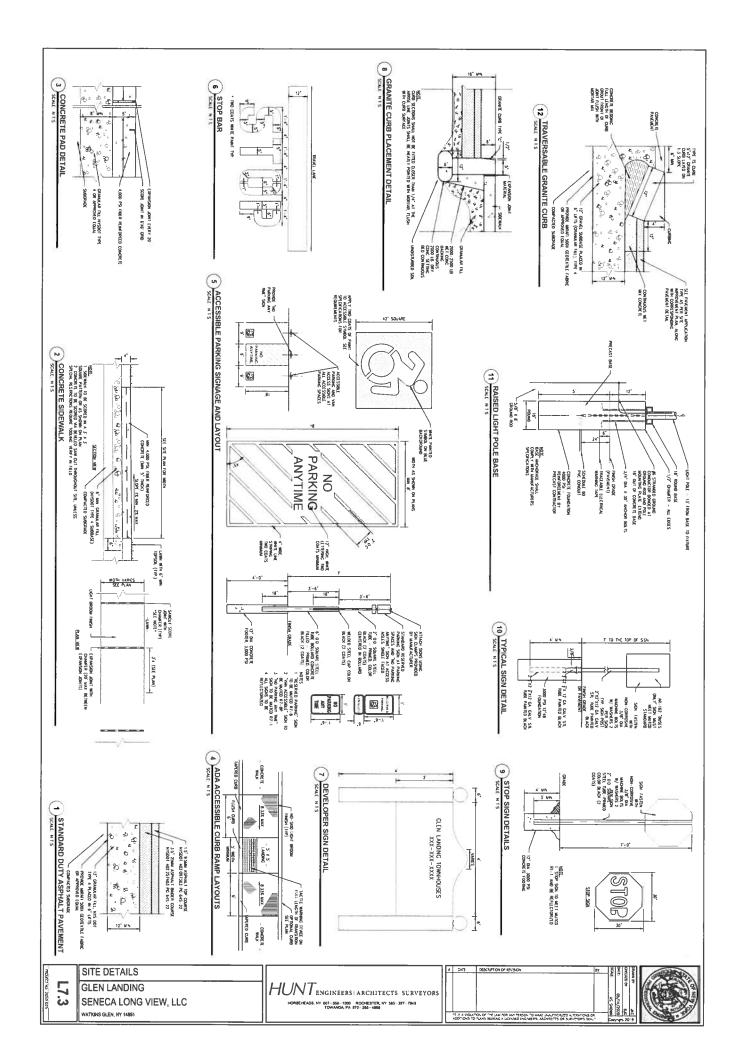












Schuyler County Planning Commission 105 Ninth Street, Unit 39, Watkins Glen, NY 14891 Telephone: 607.535.8211 Fax: 607.535.8193



GENERAL MUNICIPAL LAW, SECTIONS 239-L, -M, OR -N

NOTICE OF COUNTY RECOMMENDATION

Referral Number: #20-009a, Site Plan Review,	Village of Watkins Glen
Applicant: Seneca Long View LLC	Location: Harbor Place Dive
The Schuyler County Planning Commission, at its mee per Section 239 of the General Municipal Law of New agency shall review any proposed action referred for in shall recommend approval, modification, or disapprova action has no significant county-wide or inter-commun Schuyler County Planning Commissions decision is as	York State. GML 239 states that "the county planning ter-community or county-wide considerations, and all of the proposed action, or report that the proposed ity impact." Based on the information available, the
Schuyler County Planning Commission Recommend	ds:
Approval of this action.	
☐ Approval of this action with minor modified	eations (see attached)
Disapproval of this action. Reasons:	
* Please be advised that, according to GML 2 recommendation except by a vote of a major	239, your local board cannot act contrary to this ority plus one of all its members.
☐ No Recommendation as to final action. (r	no significant county-wide or inter-community impact)
Reasons	
5/18/2020	Kusturllan Jun
Date	Kristin VanHorn
	Director of Planning

NOTE:

Sections 239-1 and 239-m of the General Municipal Law of the State of New York requires that the municipal body having jurisdiction over this matter shall not act contrary to any disapproval or recommended modification contained herein, except by a vote of a majority plus one of the total voting power of said municipal body and only after the adoption of a resolution fully setting forth the reasons for such contrary action; and,

A. Section 239-m further requires that the municipal agency having jurisdiction on this matter, shall, within seven (7) days after its final action, file with Schuyler County Planning Commission, a report describing the final action.

This recommendation only addresses those significant County-wide or intermunicipal impacts that have been identified. There may be significant local impacts or controversy. This statement does not address the proposed action's compliance with all applicable local regulations; or with any other county, state, or federal requirements, including the provisions of the New York State Environmental Quality Review Act (SEQRA).

For your convenience, a reply form is enclosed for your use. Simply write in what action was taken and mail it back to the address on the form. Please note that if your local board approves an action contrary to a recommendation for modification or disapproval, the report of final action must set forth the reasons for the contrary action. Thank you.

If you have any questions regarding this matter or about the GML 239 referral process, please contact the Schuyler County Planning Department at (607) 535-8211.

GML 239 - REPORT OF FINAL LOCAL ACTION

TO:		Schuyler County Planning Commission 105 Ninth Street, Unit 39 Watkins Glen, NY 14891
FROM:		
DATE:		
RE:		GML 239 Referral # 20-009a - Glen Landing (Harbor Drive) Applicant Name: Seneca Long View, LLC
action i shall fil	in rega e a rep	ection 239 of the General Municipal Law of New York State, within thirty days of taking final rd to a matter required to be referred to the county planning agency, the local referring agency port as to the final action taken. In regard to the proposed action described above, the following as taken:
		Our local board approved this action on, consistent with the recommendation of the Schuyler County Planning Commission.
		Our local board approved this action with minor modifications on, not inconsistent with the recommendation of the Schuyler County Planning Commission. Briefly, the minor modifications consisted of:
		Our local board disapproved this action on Briefly, the reasons for disapproving this action were:
		The application was withdrawn .
		Please attach additional sheets as necessary.
	COMN	MENTS:

Village of Watkins Glen 303 North Franklin Street Watkins Glen, NY 14891 Phone (607) 535-2736 Fax 535-7621 APPLICATION FOR SITE PLAN REVIEW

Project Name FENCE PERMIT Project Location 330 S. FRANKLIN Zone
10214th STREET
Applicant Name CATHERINE BUELL Owner Name GEORGE POWELL, JR.
Address 330 S. FRANKLIN ST Address 4 MAIN STREET
WATKING GIEN, NY 14891 HAMMONDS PORT, NY 14840
Telephone: work 56/ 302/448 cell Telephone: work
home 607 569 3039 home (607 7/69 2353 cell
* MAP PREVIOUS W SENT
Project Description:
of tence bordering property line of neighbor
where there were previously large pine trees
they cut down for privacy and lot line distinction
on 944h St & Franklin parcels
a fence booking property line of heighter where
driveways are on Franklin Street & lot lines
Kental & Readers herrer sure what driveways to park in
Anticipated Completion Date: June 30th, 2020 Will Project be Staged? (yes) (no)
Amicipated Completion Date. (no)
Will any Federal, State or County Agencies be Involved in this Project? (yes) (no) If Yes Who and Why?
Will any rederal, State of County Agencies of involved in this Project? (4cs) (110) If I cs who and why?

The State Environmental Quality Review Act (SEQRA) requires that the project identified in this Site Plan Review Application be evaluated for its environmental impact. Please complete Part I of the Short Environmental Assessment Form (617,20). This form is routinely used for general Unlisted Actions, the Planning Board may however, require a long form. If this is the case, one will be provided for you.

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information		Marian Harry Street Land American Street			
Name of Action or Project:		and the second second	1 12 20		
Project Location (describe, and attach a location map):	1				
Brief Description of Proposed Action:					
lame of Applicant or Sponsor:		Telephone:			
		B-Mail:		STATE OF THE STATE	
ddress:					
ity/PO:		State:	Zip	Code:	
Does the proposed action only involve the legislative adop	tion of a	plan, local law, ordinance,		NO	YES
administrative rule, or regulation? Yes, attach a narrative description of the intent of the propos by be affected in the municipality and proceed to Part 2. If n	o, contin	ue to question 2.		X	
Does the proposed action require a permit, approval or fun Yes, list agency(s) name and permit or approval:	ding fro	m any other government Age	ncy?	NO	YES
res, not agency(s) name and parint or approved.				X	
a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed?		25 - acres			
c. Total acreage (project site and any contiguous properties or controlled by the applicant or project sponsor?	s) owned	125 - sores			
Check all land uses that occur on, are adjoining or near the	-				
		Commercial A Residentia	1 (sinkawhan		
	1 ()	Contracted F. Nestream	ra (sanaranan	The second	
		Other(Specify):			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoreline		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?	图	
16. Is the project site located in the 100-year flood plan?	NO	YES
	X	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	区	
a. Will storm water discharges flow to adjacent properties?	X	
	Section 1.	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	X	
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO X	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility?		
If Yes, describe:	区	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?		
If Yes, describe:		
Applicant/spopsop/name: CATHERINE J. POWELL Date: 5.19 Signature: APPLICANT		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		N I	
b. Consistent with the adopted comprehensive plun?		岗	計
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
o. Is the proposed action consistent with the precomment consistent of the existing of the arising and scape?			Ø
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify:		M	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	52027	NO	YES
		X	42
b. Are public transportation services available at or near the site of the proposed action?		凶	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		図	
0. Will the proposed action connect to an existing public/private water supply?	S.A.F.	NO	YES
If No, describe method for providing possible water.		凶	
Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:		IXI	
			1
 a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or distr hich is listed on the National or State Register of Historic Places, or that has been determined by the 	ict	NO	YES
ommissioner of the NYS Office of Parks, Recreation and Historic Prescryation to be eligible for listing on that Register of Historic Places?	ic .	X	
b. Is the project site, or any portion of it, located in or adjacent to an area designated a sensitive for chaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		K	
a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		景	#
Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
	Telenos re	11/2	
		-	

Page 2 ct 2

Building Permit Application

Village Watkins Gen

Fence Application

330 > Franklin Street

Watkins Gun, NY 14591

May 3, 2020

Fence + Post purchased from Itzme Depet and can be seen at Property Fix Inspection



SCUTH FRANKLIN STREET

KEY PIN - LITMARK

(PREPOSED)
PLANNED
LANNED

DRIVE WAY

* FENCE SET X4FT NOOD NOOD POST DUG NOTH POST DIG TO SECURE IN PLACE

H NITELCIT
IN DRIVE TO
BLOCK VISION
SO PROPERTY
OUNCERS PECTE
ONN BACK OF T
DRIVE SAFELY

Village of Watkins Glen 303 North Franklin Street Watkins Glen, NY 14891 Phone (607) 535-2736 Fax 535-7621 APPLICATION FOR SITE PLAN REVIEW Seneca Cheese Confery Project Location **Applicant** Name owlany Owner Name ✓ Address Telephone work home home Project Description: Will Project be Staged? Anticipated Completion Date: \

VILLAGE OF WATKINS GLEN

Will any Federal, State or County Agencies be Involved in this Project? (yes) (no) If Yes Who and Why? (please include copies of documents i.e. – license or permit)

The State Environmental Quality Review Act (SEQRA) requires that the project identified in this Site Plan Review Application be evaluated for its environmental impact. Please complete Part I of the Short Environmental Assessment Form (617.20). This form is routinely used for general Unlisted Actions, the Planning Board may however, require a long form. If this is the case, one will be provided for you.

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

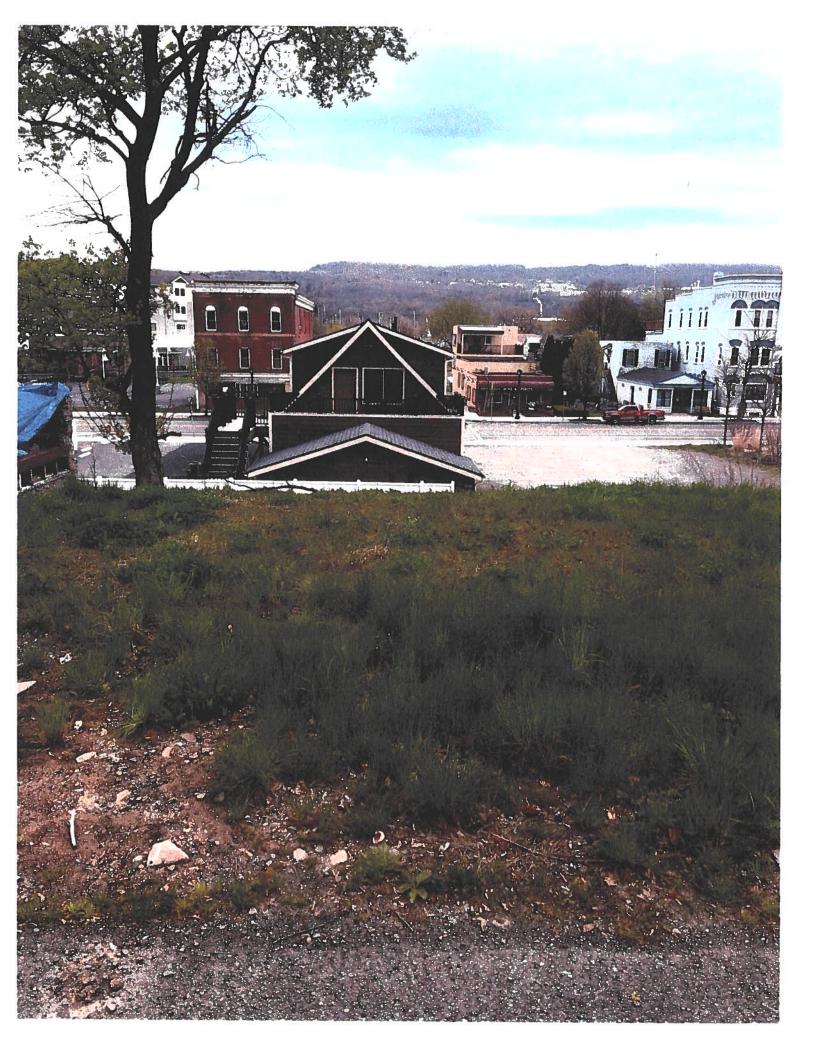
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

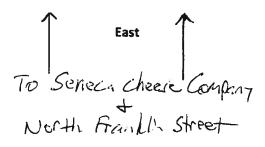
Part 1 - Project and Sponsor Information	a Handa I	
Seneca Cheese Company: 29 North Franklin Street Watkins Glen, NY 14891		
Name of Action or Project: Sence Cheese Company Project Location (describe, and attach a location map): 29 North Franklin Street (in the back of the Seneca Cheese Company towards Mar	Shed for	ect 65 45-1-4
Brief Description of Proposed Action:		
Addition of a New Shed in the rear portion of 29 North Franklin Street Watkins Glei Seneca Cheese Company towards Madison Avenue. The total dimensions of this North Franklin Street running all the way back to Madison Avenue. The New Shed shed will have a 6 1/2 feet clearance on both sides from the adjoining lots and will on having the pad and new shed completed by June or July of this year.	property are: 25' wide x 10 is 12 feet wide, 20 feet lor	69' feet long running from
Name of Applicant or Sponsor:	Telephone: 607-738-85	88
Robert C. MacBlane	E-Mail: Fortesen	ar house Course Co
Address: 4829 Birge Road		azonos do apringa
City/PO: Burdett	State: NY	Zip Code: 14818
 Does the proposed action only involve the legislative adoption of a plan, local administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the emay be affected in the municipality and proceed to Part 2. If no, continue to question. 	environmental resources th	NO YES
2. Does the proposed action require a permit, approval or funding from any oth If Yes, list agency(s) name and permit or approval:		NO YES
a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	.04 acres .01 acres .25 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:		
5. Urban Rural (non-agriculture) Industrial Commerci	•	·ban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Spe	cify):	

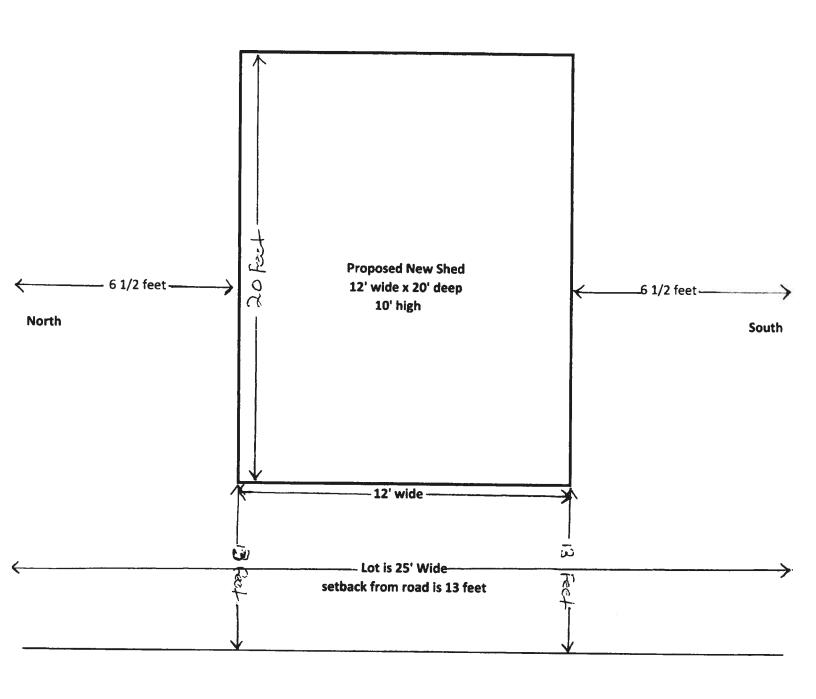
5. Is the proposed action, NO	YES	N/A
a. A permitted use under the zoning regulations?	[V]	
b. Consistent with the adopted comprehensive plan?		
	NO	VEC
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	100	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify:	1	
	NO	VEC
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		YES
b. Are public transportation services available at or near the site of the proposed action?		
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed		√
action?	Ш	✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements describe desire for the proposed action will exceed requirements.	NO	YES
If the proposed action will exceed requirements, describe design features and technologies:		
		V
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water:		
No water supply needed. We are only adding a shed for storage purposes (furniture, dinnerware & glassware, etc.)	V	
11. Will the proposed action connect to existing wastewater utilities?		
	NO	YES
If No, describe method for providing wastewater treatment: No wastewater needed as we are only adding a shed for storage purposes.		
	V	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district	NO	YES
which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the	7	
State Register of Historic Places?	٢	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	V	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?	[V]	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	1	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	العا	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
Shoreline Forest Agricultural/grasslands Early mid-successional		
☐ Wetland ☐ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	V	
16. Is the project site located in the 100-year flood plan?	NO	YES
	V	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	V	
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water		
or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
	V	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility? If Yes, describe:		
II Tes, describe.	7	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
	V	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	ST OF	
Applicant/sponsor/haine: Robert C. MacBlane,/ Seneca Cheese Company Date: 5/15/2020		
		ir Belerininskiininkiin
Signature:		

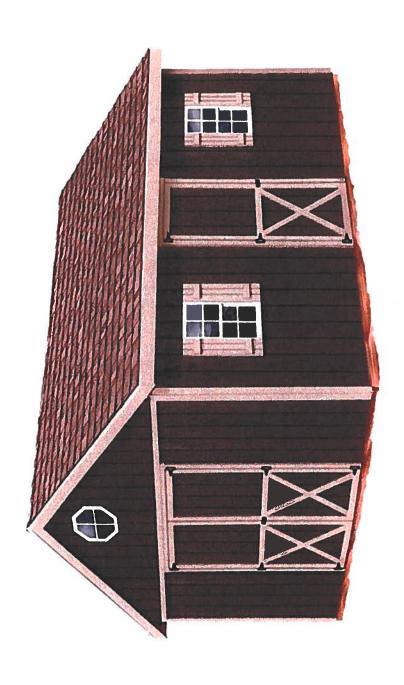
Shoreline Forest Agricultural/grasslands Early mid-successional Wetland Urban Suburban	14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? 16. Is the project site located in the 100-year flood plan?	Shoreline Forest Agricultural/grasslands Early mid-successional		
16. Is the project site located in the 100-year flood plan? NO YES YES 17. Will the proposed action create storm water discharge, either from point or non-point sources? NO YES YES 18. Will storm water discharges flow to adjacent properties? NO YES 19. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☐Wetland ☐ Urban ☑ Suburban		
In the project site located in the 100-year flood plan?	15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? NO YES		V	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: 20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: 20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsymathe: Robert C MacBlane/ Seneca Cheese Company Date: 5/15/2020	16. Is the project site located in the 100-year flood plan?	NO	YES
If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: 21. CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsymathe: Robert C. MacBlane/ Seneca Cheese Company Date: 5/15/2020		V	
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b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dami)? If Yes, explain the purpose and size of the impoundment: 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: 20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: 20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: 21.CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. Applicant/sponsofragine: Robert C. MacBlane/ Seneca Cheese Company Date: 5/15/2020	If Yes,		
If Yes, briefly describe: 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? 10. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? 11. CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsormane: Robert C. MacBlane/ Seneca Cheese Company Date: 5/15/2020	a. Will storm water discharges flow to adjacent properties?		
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19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: 20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsoffragne: Robert C, MacBlane/ Seneca Cheese Company Date: 5/15/2020	or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		
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20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Robert C, MacBlane / Seneca Cheese Company Date: 5/15/2020	If Yes, describe:		\Box
If Yes, describe: I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsof/name: Robert C, MacBlane / Seneca Cheese Company Date: 5/15/2020			ш
If Yes, describe: I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Robert C, MacBlane / Seneca Cheese Company Date: 5/15/2020	20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsof/name: Robert C, MacBlane / Seneca Cheese Company Date: 5/15/2020			
MY KNOWLEDGE Applicant/sponsormaine: Robert C, MacBlane / Seneca Cheese Company Date: 5/15/2020			
Applicant/sponsof/hame: Robert C, MacBlane / Seneca Cheese Company Date: 5/15/2020	I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE	ST OF	
Signature:	Applicant/sponsof/haine: Robert C, MacBlane,/ Seneca Cheese Company Date: 5/15/2020		
	Signature: Title: President		*********







Madison Avenue



VILLAGE OF WATKINS GLEN
Village of Watkins Glen
303 North Franklin Street
Watkins Glen, NY 14891
Phone (607) 535-2736 Fax 535-7621
APPLICATION FOR SITE PLAN REVIEW

Project Name Specchic Project Location 266 N Monsoe & Zone R2
<u>Applicant</u>
Name Raphael Specihic OwnerName SAMe
Address 167 7th 57. Address
WAYKINS Cler
Telephone: work 738 8386 Telephone work
home home
Project Description: New Construction 4 unit Dwelling
Tear down existing I Unit Structure
LOT SIZE IS 50×200
Anticipated Completion Date: ZOZI Will Project be Staged? (yes)

Will any Federal, State or County Agencies be Involved in this Project? (yes) (no) If Yes Who and Why? (please include copies of documents i.e. – license or permit)

The State Environmental Quality Review Act (SEQRA) requires that the project identified in this Site Plan Review Application be evaluated for its environmental impact. Please complete Part I of the Short Environmental Assessment Form (617.20). This form is routinely used for general Unlisted Actions, the Planning Board may however, require a long form. If this is the case, one will be provided for you.

VILLAGE OF WATKINS GLEN PLANNING BOARD Meeting of April 22, 2020

<u>Present:</u> Jim Adesso, Jenna Tormey, Joe Fazzary, Brian Eslinger, and Tom Fitzgerald. Also present was Deputy Clerk/Treasurer Barb Peterson and Code Enforcement Officer (CEO) Darrin Stocum. Meeting was held via ZOOM.

Planning Board Chairman Joe Fazzary opened the meeting at 6:31 pm.

Brian Eslinger moved to open the public hearing for D&L Miscellany. Jim Adesso seconded and the motion passed unanimously. Brian Eslinger moved to open the short-term rental public hearings. Tom Fitzgerald seconded and the motion passed unanimously.

6:35 pm Public Hearings opened. Chairman Fazzary requested that a copy of the publication be put in the public record file.

Site Plan Public Hearing: D&L Miscellany (1004 N Decatur) Cottage Industry

Lori Elliott was present on behalf of D&L Miscellany. D&L Miscellany is requesting permission to be a cottage industry for small gift baskets.

No public comments.

Site Plan Public Hearing: Thomas Hoy (300 N Jackson Street)

Thomas Hoy was present on and is requesting final permission for a short-term rental to be located at 300 N Jackson Street.

No public comments.

Site Plan Public Hearing: John and Casey Busch (110 11th Street)

John and Casey Busch are requesting final permission for a short-term rental to be located at 110 11th Street.

No public comments.

Site Plan Public Hearing: Joshua & Laura Bartunek (312 N Glen Avenue)

Joshua and Laura Bartunek are requesting final permission for a short-term rental to be located at 310 N Glen Avenue.

No public comments.

Site Plan Public Hearing: Michael & Susan Hartney (355 N Glen Avenue)

Michael and Susan Hartney are requesting final permission for a short-term rental to be located at 355 N Glen Avenue.

No public comments.

Concept Plan Presentation: Karen Stewart (105 S Jackson Street)

Karen Stewart was present and is requesting to be able to turn her home located at 105 S Jackson Street into a Bed and Breakfast establishment. This property is Ms. Stewart's primary residence. Although the building has 8 bedrooms, a bed and breakfast endeavor may only rent out a maximum of five (5) bedrooms. Tom Fitzgerald moved to approve the concept plan as presented. Jenna Tormey seconded and the motion passed unanimously. The public hearing shall be scheduled for the next meeting. Due to its location, this will need a referral from the county, which is scheduled for May 14, 2020.

Concept Plan Presentation: Glen Lake Townhouses (Lakefront, Harbor Place Drive)

Ben Gustafson from Hunt Engineering was present on behalf of Glen Lake Townhouses. Chelsea Robertson was present on behalf of STC Planning and provided written comments for the Board that noted how this project met Village requirements. This project will need a referral from the county, which is scheduled for May 14, 2020. Mr. Gustafson noted that the project might need a flood plain permit even though there will not be a building in the flood plain, only the dirt will be disturbed. Ms. Robertson requested more information on signage, lighting, maximum height of the structure. Discussion regarding what type of energy shall be used as a concern was noted that electric only may drain our grid.

Public Hearings

6:57 pm Brian Eslinger moved to close all the public hearings. Jim Adesso seconded and the motion passed unanimously. Jim Adesso moved to approve all short-term rentals and the bed and breakfast. Jenna Tormey seconded and the motion passed unanimously.

Concept Plan Presentation: Glen Lake Townhouses (Lakefront, Harbor Place Drive)

CEO Stocum noted that the Village Electric Supervisor will want a load calculation as part of the SEQR process. Ms. Robertson's written notes regarding the SEQR process are as follows:

SEQR Process:

- Planning Board should review the submitted long form EAF.
- Planning Board should make a motion to claim lead agency.
- Planning board should make a motion to classify the action as an Type I action.
- Planning board shall state that the review of SEQR will be a coordinated review and list the involved and interested agencies to coordinate with. I recommend the following, feel free to add to the list:
 - Schuyler County Planning (involved)
 - o NYS DOS (involved)

- Village of Watkins Glen Public Works Department (involved)
- NYS DEC (involved)
- Army Corp of Engineers (involved)
- o SHPO (involved)
- o NYS Office General Services (involved)
- o Cargill Salt (interested)
- o Schamel Brothers, LLC. (interested)
- Village Trustees (interested) To consider the electric.

Tom Fitzgerald so moved as to the above stipulations. Jenna Tormey seconded and the motion passed unanimously.

Jim Adesso moved to approve the preliminary site plan. Tom Fitzgerald seconded and the motion passed unanimously.

Jenna Tormey moved to set the public hearing for the next meeting on May 27, 2020. Tom Fitzgerald seconded and the motion passed unanimously.

Jim Adesso wanted to have a discussion regarding drawing L2. The drawing only shows one means of egress. A. Scott noted there is a right of way along the railroad and wondered if an easement could be obtained for emergency use only as the Fire Department is on Porter Street. Ms. Robertson will add this to the list of items to address.

<u>Discussion:</u> 148 N Monroe Street (Shoreline Home Development LLC)

Lori Bernagozzi was present on behalf of Shoreline Home Development LLC. Ms. Bernagozzi is requesting to be allowed to change the short-term rental application to just the one main residence. CEO Stocum noted that he had forwarded the attorney response with the objective that the number of variances be limited. Chairman Fazzary would like the addition to be brought into compliance before voting on the short-term rental application. Ms. Bernagozzi noted that no one has legal parking on Monroe Street and the requirement is causing financial hardship. Chairman Fazzary preferred to not move forward with the legal advice given and would like to have another meeting with the attorney.

Public Be Heard

None

Minutes:

Jim Adesso moved to approve the minutes of January 22, 2020 and February 26, 2020 as presented. Tom Fitzgerald seconded and the motion passed unanimously.

Board Concerns/New Business

Zoning Advisory Committee – Deputy Clerk Peterson updated the Board that bids have been received and just waiting for a designee from the Zoning Board.

Ms. Robertson wanted to ensure that Glen Landing would be a Type 1 action with regards to the SEQR motion. Jim Adesso so moved. Jenna Tormey seconded and the motion passed unanimously.

Adjournment

Jim Adesso moved to adjourn the meeting. Tom Fitzgerald seconded and the motion passed unanimously.

8:10 pm meeting adjourned.