



REGULAR MEETING OF THE VILLAGE OF WATKINS GLEN
ZONING BOARD OF APPEALS
HELD THURSDAY, April 21, 2022
Via ZOOM

OPEN MEETING

The public session of the meeting was called to order at 6:30 pm by Stacy Gray. Present were Board Members: Stacy Gray, David Hertel, and Sue Olevnik; Building Safety Inspector (BSI) Scot Cole; and Deputy Clerk/Treasurer Barbara Peterson. Roger Hugo and Phil Cherry were absent.

6:31 pm Public hearing still open from the last meeting.

USE VARIANCE – THERESA WOODLAND (600 DIVISION ST) CODE INTERPRETATION/ ACCESSORY DWELLING UNIT

Theresa Woodland was present.

Stacy Gray iterated that after reviewing the use as a bed and breakfast, asked the board if they could consider that the house unit is not a separate ADU, but as part of the B&B. After discussion, David Hertel moved to consider the attached area not an ADU. Sue Olevnik seconded and the motion passed unanimously.

AREA VARIANCE – ANDREW PIKE (112 14TH STREET) ACCESSORY DWELLING UNIT

Andrew Pike was present.

Sue Olevnik moved to open the public hearing. David Hertel seconded and the motion passed unanimously.

6:46 pm Public hearing opened.

Board proceeded with the environmental findings. Sue Olevnik moved for a negative declaration. David Hertel seconded and the motion passed unanimously.

Applicant has been renovating the house and is requesting to be able to convert part of the garage into a 1-bedroom apartment where they could live while the renovations are completed. Anticipated time frame for completion is 2-5 years due to construction being done by the applicant.

No public comments were noted. Sue Olevnik moved to close the public hearing. David Hertel seconded and the motion passed unanimously.

7:12 pm Public hearing closed.

Board proceeded with area variance findings. No undesirable changes; yes, there are alternatives; yes, variance is substantial; no adverse impacts, not self-created due to pre-existing conditions.

David Hertel moved to approve the area variance for 112 14th Street with the following conditions:

- 1) The apartment in the garage is no larger than 800 square feet, and
- 2) Drainage from is mitigated away from the neighbors to code enforcement satisfaction, and
- 3) The area variance for the setbacks ends upon issuance of Certificate of Occupancy for the primary dwelling; thus terminating the secondary use of the garage which necessitated the setback variance.

Sue Olevnik seconded and the motion passed unanimously.

APPROVAL OF MINUTES

Not available.

BOARD CONCERNS

None

ADJOURNMENT

David Hertel moved to adjourn the meeting. Sue Olevnik seconded and the motion passed unanimously.

7:30 pm Meeting adjourned.

Respectively Submitted,

Barbara J Peterson
Deputy Clerk/Treasurer