



REGULAR MEETING OF THE VILLAGE OF WATKINS GLEN
ZONING BOARD OF APPEALS
HELD THURSDAY, July 20, 2023
Board Room - 303 N Franklin Street

OPEN MEETING

The public session of the meeting was called to order at 6:30 pm by Phil Cherry. Present were Board Members: Stacey Parrish, Roger Hugo, Phil Cherry, Alan Benedict; and Code Enforcement Officer (CEO) Scot Cole; and Deputy Clerk/Treasurer Barbara Peterson. Sue Olevnik was absent.

Phil Cherry moved to open the public hearing for 101 First Street. Roger Hugo seconded and the motion passed unanimously.

6:31 pm Public hearing open.

AREA VARIANCE – FIRST SECOND DEVELOPMENT (101 1ST ST)

John Schleyer was present on behalf of First Second Development.

Applicant is requesting to be able to use the building for 5 long-term rental units. The Planning Board has approved for 4 units,

Board reviewed findings. No public comments were noted. Alan Benedict moved to close the public hearing. Roger Hugo seconded and the motion passed unanimously.

6:39 pm Public hearing closed.

Stacey Parrish moved to approve the variance for 101 First Street as presented. Phil Cherry seconded and the motion passed unanimously.

AREA VARIANCE – WATKINS GLEN INC (407 S MADISON)

Alan Benedict moved to open the public hearing for 407 S Madison. Stacey Parrish seconded and the motion passed unanimously.

6:42 pm Public hearing open.

Kirk Sorensen was present. Mr. Sorensen is requesting a lot coverage variance. Zoning code section 20.6 indicates maximum lot coverage is 60%. Existing coverage is approximately 38.5 square feet over the limit. The house was built years ago; getting Planning Board approval and the Certificate of Occupancy issued. CEO Cole noted there has been ongoing neighbor complaints. Stacy Gray postulated there is a discrepancy on the amount of lot coverage. Ms. Gray submitted a copy of the site plan from 2017, noted former CEO Stocum had listed property issues, and according to her calculations based off the site plan, the impervious coverage exceeded limits by 600 square feet. After discussions

regarding water issues, appeal process, and calculations, Alan Benedict moved to close the public hearing. Stacey Parrish seconded and the motion passed unanimously.

7:08 pm Public hearing closed.

Board indicated that there was no formal survey, there is contradictory evidence, and more background information would have been helpful. Stacey Parrish moved to table this item. Roger Hugo seconded and the motion passed unanimously.

APPROVAL OF MINUTES

Alan Benedict moved to approve the minutes of September 15, 2022 as presented. Phil Cherry seconded. Motion passed with Roger Hugo voting “aye”, and Alan Benedict, Stacey Parrish, and Phil Cherry abstaining.

BOARD CONCERNS

ADJOURNMENT

Alan Benedict moved to adjourn the meeting. Stacey Parrish seconded and the motion passed unanimously.

7:28 pm Meeting adjourned.

Respectfully Submitted,

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

Barbara J Peterson
Deputy Clerk/Treasurer