

VILLAGE OF WATKINS GLEN  
ZONING BOARD OF APPEALS  
MINUTES  
JULY 2, 2009

A meeting of the Watkins Glen Zoning Board of Appeals took place on Thursday, July 2, 2009. Present: Mark Stephany, Kathy Fragola, Joseph Orbin and Roger Hugo. Walter Hollien was absent.

Mark Stephany called the meeting to order at 6:05 pm

A motion was made by Kathy Fragola to accept the December 03, 2008 meeting minutes. The motion was seconded by Joseph Orbin. All were in favor, motion carried.

Application 09-01 - Area Variance – Watkins Glen Harbor Hotel – 16 North Franklin St.

An application for an Area Variance seeking relief of Article 5; Section 5.1; Subsection: LD (Lakefront Development) Yard Requirements; Paragraph: Side Setbacks.

Mr. Norbert Hausner was present on behalf of the Watkins Glen Harbor Hotel. The plan is to connect the current hotel pool mechanical building to the “wine” building with a three story addition. The set back is currently 18” on the pool side. The first floor of the addition will hold a spa and retail space for Watkins Glen International. The second floor will house more spa area and offices. The third floor will have more office and meeting space. It will match the current Seneca Market building which has 3 floors. There are a couple reasons for the expansion, one is that the Hotel has received a lot of requests for a spa and another is that Watkins Glen International would like to expand their presence downtown. The spa would be part of hotel and will be managed by hotel. There is one elevator in the current building which is all that is needed. The Seneca Market property is owned by Peter Krog and the hotel is Krog/Hart. The planning board has already addressed the issue of the parcels becoming one piece of property. The 20’ variance is from the property line between the hotel and Capt Bill’s. There has been no word from Capt Bills. The time frame for construction of the addition is delicate; they don’t want to disrupt business so they will be waiting for the restaurant season to wind down. There will be a fall ground breaking and winter construction. Mark Stephany read correspondence from Joseph Fazzary, Planning Board Chairman, supporting the project. Under the presumption that there is a single parcel of property, the only relevant issue is answering the question off a 20’ foot setback requirement for 16 N. Franklin Street. The request is consistent with both the pre-existing structure and new structure, both of which have set back variances. A motion was made by Roger Hugo to grant the variance request because the benefit of the applicant does outweigh the detriment to the community. The motion was seconded by Joseph Orbin. Mark Stephany made a motion that the granting of the variance be conditional upon the owners achieving consolidation of the property. The motion was seconded by Kathy Fragola. All were in favor, motion carried.

There being no further business, a motion to adjourn was made by Joseph Orbin. The motion was seconded by Roger Hugo. All were in favor, motion carried. The meeting adjourned at 6:33 pm.

Respectfully submitted,  
Naomi C. Kingsley  
Recording Secretary