

VILLAGE OF WATKINS GLEN  
ZONING BOARD OF APPEALS  
MINUTES  
September 14, 2011

A meeting of the Watkins Glen Zoning Board of Appeals took place on Wednesday, September 14, 2011, at the Municipal Building Board Room. Present were members Walter Hollien, David Wyre, and Mark Stephany. Also present were Code Enforcement Officer Gordon Wright, Attorney David Ealy, applicant representative Lawrence Hoetzlein and Recording Secretary Naomi Kingsley.

Chairperson Stephany called the meeting to order at 6:00 pm

Walter Hollien made a motion to accept the October 14, 2010 minutes as written. The motion was seconded by Mark Stephany. All were in favor, motion carried.

Application 11-01 - Use Variance – Martin Wojcik – 216 Lakeview Ave.

An application for a Use Variance seeking relief of Article 4 Use Districts; Section 4.13 Use Regulation Table, Subsection: Use Residential; Paragraph: R-1 Multi-unit Dwelling.

The applicant was issued a Use Variance in 2007 to allow the property to be developed into a 3 unit building. Mr. Wojcik is now asking to be allowed to turn the property into a 4 unit building.

Mr. Hotezlein presented plans showing the proposed development and stated that they did not change much from the plans submitted in 2007. The new plans include a three bedroom apartment and an office, which was not connected to the apartment, on the first floor, one two bedroom and one one bedroom apartment on the second floor and one four bedroom apartment on the third floor. He stated that the layout of the second floor necessitated the split into two apartments. He also stated that addition of another apartment would help Mr. Wojcik recoup his costs. Mr. Hotezlein brought up the fact that the map Mr. Wojcik used when he first decided to go forward with this project was improperly coded and that the building had been a multi-unit. It was pointed out to Mr. Hotezlein that yes Mr. Wojcik received an improperly coded map but he did not meet with the zoning officer to confirm prior to purchase and that any grandfathering has long since lapsed.

Mark Stephany wanted it made known that he lived directly to the north of this property but he feels that he can reach an impartial decision and will not recuses himself from voting.

Walter Hollien asked if there would be adequate parking for that many residents. Mr. Hotezlein responded that there would be and it would all be off street parking.

No financial documentation was presented and arguments can be made on both sides as to the financial hardship of the project.

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After completing the Findings and Decisions paperwork the board is split two to one in favor of the project. Since there is not a full board present the item is tabled for now and the will be rescheduled after checking into the proper way to proceed.

The meeting ended at 7:15 pm

Respectfully submitted,  
Naomi C. Kingsley  
Recording Secretary