

VILLAGE OF WATKINS GLEN
ZONING BOARD OF APPEALS
MINUTES
October 8, 2014

A meeting of the Watkins Glen Zoning Board of Appeals was held on Wednesday, October 8, 2014. Present were: Chairperson Mark Stephany, members; Kathy Fragola and David Wyre. Also present were Virginia Houseknecht (neighbor) and recording Secretary Naomi C. Kingsley.

Chairperson Stephany called the meeting to order at 7:38 pm.

Kathy Fragola made a motion to accept the August 27, 2014 meeting minutes. David Wyre seconded the motion. All were in favor, motion carried.

Application 2014-03 – Area Variance – David Waite, 209 S. Decatur St. seeking to build an attached 30' x 40' garage 4' from the north side property line and less than 30' from the west (rear) property line.

David explained that he would like to build the garage 3' from the north (side) property line and 5'-6' from the west (rear) property line. The regulations call for 6' side and 30' rear setback. The rear of his property butts up to an alley and he will have a door at the rear of the garage so he can get out if Decatur Street is blocked/closed. The front of the garage would be roughly 55' back from the sidewalk to maintain a line of sight from the kitchen window and will be in line with the rest of the neighborhood. David talked to Jim Frost, the neighbor to the rear and there is no problem there. Virginia was not available to talk to at the time he applied. David plans to have a mud room between the house and garage.

Virginia spoke, when her house was installed, adjustments were made to make her house fit all requirements. She has several concerns, between 11th and 12th Street, the homes are tight and it is a high residential area. In the R-3 district accessory buildings are to be no more than 750 sq. ft, this is 1200 sq. ft, very large. Her garage is 528 sq. ft and holds 2 cars and a handicapped ramp. Mr. Wright made sure hers met all the guidelines.

David responded that Ms. Houseknecht had the same opportunity to come to the ZBA. His only issue here tonight is with setbacks, the size is not relevant. This is an R-2 not an R-3 and under 9.6.2 31 accessory buildings, according to the CEO a detached garage is an accessory structure, this is an attached garage.

Mark stated that we should have the written opinion of the CEO regarding whether an attached garage is an accessory building, or maybe the opinion of Dave Ealy.

Mark stated that the board will address this issue as presented with regards to setbacks. The CEO will decide if it is an accessory building. Mark read through the questions on the Area Variance Findings & Decisions form.

Kathy made a motion to grant the variance for the rear setback but not the side, if the size of the building is ok. Mark seconded the motion. A vote of 2 for and 1 against was recorded.

There being no further business David made the motion to adjourn. Kathy seconded the motion. All were in favor, motion carried. Meeting adjourned at 8:12 pm.

Respectfully submitted

Naomi C. Kingsley
Acting secretary