

VILLAGE OF WATKINS GLEN
ZONING BOARD OF APPEALS
MINUTES
September 22, 2016

A meeting of the Watkins Glen Zoning Board of Appeals was held on Thursday, September 22, 2016 in the conference room of the Shared Services Building. Present were: Mark Stephany, Robert Lee, Kathy Fragola, and Richard Evans. Also present was recording Secretary Naomi C. Kingsley, Ed Clute, Kenneth Wilson and Kathy VonNeida.

Mark Stephany called the meeting to order at 7:00 pm and led those present in the Pledge of Allegiance.

Kathy Fragola made a motion to accept the minutes of the January 26, 2016 meeting. Bob Lee seconded the motion. All were in favor.

Application 2016-04 – Area Variance from Edward Clute, 4 Orchard Ave., Watkins Glen

Ken explained that Mr. Clute owns 3 parcels, one outside the village and two inside. The property in question is the parcel on which the house and studio sit. The parcel measures 297' wide x 148' deep. Mr. Clute would like to split off the section to the south. Mr. Merrill surveyed the property in question and the piece to be split off would measure 100' wide x 148' deep, which would be a lot with 14,800 sq. ft. This new parcel would be put up for sale as a building lot. This is 5,200 sq. ft. smaller than what is required for the area. Mr. Clute would retain the second "L" shaped parcel to allow access to his property from both sides.

Mark asked why Mr. Clute didn't take the extra 52' from the "L" to make this parcel the proper size. It would still leave more than enough space for a driveway. Kathy expressed her concern that allowing this variance would set an unwanted precedence.

Ken stated that yes, they could add to the lot from the other parcel but they can't increase the price enough to make it worth it. A 52' x 100' lot is a proper lot size for property on the flat, and the properties across the street are smaller lots. Kathy pointed out that those lots were there before the zoning law was created.

Ken also stated that the plans for this lot are for a nearby resident to purchase it and put up a garage. This led to a discussion of whether this would be allowed through zoning. A garage is usually an accessory building on a lot, not the primary structure.

Rick pointed out that this request is more than a 30% reduction from what is required.

Mark reviewed the 5 factors to be considered in an area variance request.

Bob made a motion to approve the application. There was no second.

Kathy made a motion to deny the application. Rick seconded the motion. The vote was as follows: Kathy – aye, Bob – nay, Mark – aye, Rick – aye. Motion to deny carried.

There being no further business Kathy made the motion to adjourn. Rick seconded the motion. All were in favor, motion carried. Meeting adjourned at 7:33 pm.

Respectfully submitted
Naomi C. Kingsley
Acting secretary