



REGULAR MEETING OF THE VILLAGE OF WATKINS GLEN  
ZONING BOARD OF APPEALS  
HELD THURSDAY, March 17, 2022  
Via ZOOM

## OPEN MEETING

The public session of the meeting was called to order at 6:30 pm by Stacy Gray. Present were Board Members: Stacy Gray, Phil Cherry, David Hertel, and Sue Olevnik; Code Enforcement Officer (CEO) Darrin Stocum; and Deputy Clerk/Treasurer Barbara Peterson. Roger Hugo was absent.

Phil Cherry moved to open the public hearings for 600 Division Street and 356 North Glen Avenue. David Hertel seconded and the motion passed unanimously.

6:31 pm      Public hearings open.

### AREA VARIANCE – THERESA WOODLAND (600 DIVISION ST) CODE INTERPRETATION/AREA VARIANCE FOR ACCESSORY DWELLING UNIT

Theresa Woodland was present.

Board proceeded with the environmental findings. Phil Cherry moved for a negative declaration. David Hertel seconded and the motion passed unanimously.

According to the new code, an accessory dwelling unit (ADU) may be detached or attached. The applicant has been working converting part of the barn for an additional unit. The additional unit attached to the house is separated by an interior door. The request is for clarification on this unit. There is not a separate address, nor are there separate utilities. Phil Cherry moved to designate the room inside the house as an ADU. Sue Olevnik seconded and the motion passed unanimously. Stacy Gray consulted the state trainer and informed the board and applicant that this is the wrong variance paperwork; needed a “Use Variance”. Phil Cherry moved to table this item until applicant is able to file the for a use variance. David Hertel seconded and the motion passed unanimously.

### AREA VARIANCE - RAFAEL SPECCHIO JR (356 N GLEN AVE) REDUCED LOT SIZE

Junior Specchio was present.

Board proceeded with the environmental findings. Phil Cherry moved for a positive declaration. David Hertel seconded and the motion failed with Stacy Gray and Sue Olevnik voting “nay” and David Hertel and Phil Cherry voting “aye”.

Mr. Specchio would like to subdivide into 3 lots and is requesting relief from the 15,000 square foot requirement. One of the parcels fits the requirement. Mr. Specchio owns property surrounding this parcel, but is unwilling to annex any portion of it to make the lots conforming.

No public comments were noted for either 600 Division Street or 356 N Glen.

Phil Cherry moved to close the public hearing for 356 N Glen. David Hertel seconded and the motion passed unanimously.

7:51 pm      Public hearing closed.

Board went through the area variance findings and determined that the request would be and undesirable change, there are other alternatives, it is a substantial change, there are environmental impacts, and since there are other options, the situation is self-created. Phil Cherry moved to deny the request as presented. Sue Olevnik seconded and the motion passed unanimously.

#### APPROVAL OF MINUTES

David Hertel moved to approve the minutes of October 21, 2021 as presented. Died for lack of a second. Sue Olevnik moved to table this item. Phil Cherry seconded and the motion passed unanimously.

#### BOARD CONCERNS

CEO Stocum reminded the Board there is training on March 31, 2022.

#### ADJOURNMENT

Phil Cherry moved to adjourn the meeting. Sue Olevnik seconded and the motion passed unanimously.

8:20 pm      Meeting adjourned.

Respectively Submitted,

Barbara J Peterson  
Deputy Clerk/Treasurer