



REGULAR MEETING OF THE VILLAGE OF WATKINS GLEN
ZONING BOARD OF APPEALS
THURSDAY, April 17, 2025
Board Room - 303 N Franklin Street

OPEN MEETING

The public session of the meeting was called to order at 6:32 pm by Phil Cherry. Present were Board Members: Phil Cherry, Alan Benedict, and David Lisk; and Deputy Clerk/Treasurer Barbara Peterson. Sue Olevnik, Samantha Boyette, and Code Enforcement Officer (CEO) Dennis Tremblay were absent.

AREA VARIANCE – MARY GAUCK (507 N PERRY)

David Lisk moved to open the public hearing. Alan Benedict seconded and the motion passed unanimously.

6:33 pm Public hearing open.

Mary Gauck was present. Ms. Gauck explained that she removed a 12x22 garage approximately 3 months ago, leaving the concrete slab and approximately 6" of wall around the slab. CEO Tremblay notified the applicant later that a structure 8x16 would be allowed. Ms. Gauck would like a 10x20 structure. The previous structure was less than 5-feet to a blue shed on the neighbor's property. Ms. Gauck is requesting 3-foot setbacks for the rear and side setbacks for the new structure.

Alan Benedict moved to close the public hearing. David Lisk seconded and the motion passed unanimously.

6:55 pm Public hearing closed.

Board findings: 1) Undesirable changes would not be produced. 2) No feasible alternatives. 3) Variance is minimal. 4) No adverse impacts. 5) Not self-created – shed encroaches on property.

Alan Benedict moved to approve the application with the following conditions:

- 1) Structure may not be larger than 10x20, and
- 2) 3-foot setback from rear property line, and
- 3) 3-foot setback from side adjacent shed
- 4) Remain in compliance with other setback regarding existing structures on the property.

David Lisk seconded and the motion passed unanimously.

APPROVAL OF MINUTES

January 16, 2025 minutes were approved at the March 20, 2025 meeting. Minutes from March 20, 2025 were not presented.

BOARD CONCERNS

ADJOURNMENT

Alan Benedict moved to adjourn the meeting. Phil Cherry seconded and the motion passed unanimously.

7:17 pm Meeting adjourned.

Respectively Submitted,



Barbara J Peterson
Deputy Clerk/Treasurer