

REGULAR MEETING OF THE ZONING BOARD OF APPEALS
VILLAGE OF WATKINS GLEN HELD THURSDAY, JULY 16, 2020

PLEDGE OF ALLEGIANCE

The public session of the meeting was called to order at 6:03pm by Stacy Gray. Present were Board Members Stacy Gray, David Hertel, Colleen Chavchavadze, Roger Hugo and Sue Olevnik, Code Enforcement Officer Darrin Stocum and Treasurer Rhonda Slater. There was one other person in attendance.

APPROVAL OF MINUTES

David Hertel made the motion to approve the minutes for the June 25, 2020 meeting of the Zoning Board of Appeals. Roger Hugo seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

APPLICATION FOR ZONING REVIEW

Amanda Smith-Socaris by Franzese Real Estate – 607 N Franklin Street

John Franzese was present on behalf of Amanda Smith-Socaris to request permission to install facade signage on the property located at 607 N Franklin Street facing the Pudgies Pizza Pasta & Subs parking lot. Per section 9.7.4.4 facade signage in this Central Business District is only permitted if facing a public parking lot. Mr. Franzese did provide the Board with a written approval for the sign from Aces and Eights, owners of the Pudgies Pizza Pasta & Subs property. The Board went through the use variance findings and decisions tests. The Board determined that the applicant was unable to show a substantial lack of return as it is a newly established business with no historical data, the hardship is unique as it applies to this property due to its proximity to the sidewalk, lack of front yard and there being no room for an outward facing sign, the variance would not alter the essential character of the neighborhood as there are small parking placards directly in front of the proposed area and the hardship was self-created as the law was in affect prior to Mr. Franzese renting the property. Although the applicant was only able to pass two of the four proofs required, Colleen Chavchavadze made the motion to approve the requested use variance, with the condition that the size of the facade signage remain at the 76.75 x 33.25” size stated in the zoning use variance application. Her decision to make the motion was based off of the fact that the signage was tastefully done, was low profile and the variance, in her opinion, was a very minor variance that will not have much of an impact on the character of the neighborhood. David Hertel seconded the motion. Stacy Gray stated that she felt that the Board should vote based on the letter and intent of the law and since Mr. Franzese was not able to meet the four requirements to obtain the variance, the variance should not be granted. She further reiterated a statement from Sue Olevnik that use variances should not be something easily obtained. Stacy Gray had no problem with the sign itself, but felt that rather than approving it at this time and "spot zone" this property she recommended that the Zoning Advisory Committee look at changing the sign law since we have had several use variance requests for signs. Discussion followed. The Board then voted on the motion and the vote was as follows:

Yeas: Colleen Chavchavadze, David Hertel, Roger Hugo, Sue Olevnik

Nays: Stacy Gray

Abstain: None Motion Carried.

BOARD CONCERNS/NEW BUSINESS

The Board then discussed the Zoning Advisory Committee (ZAC) that was formed via grant funds from the Downtown Revitalization Initiative to review the current Zoning law and make updates as needed. David Hertel requested that the ZAC review the canal district regulations and possibly change it to allow for single family dwellings. Sue Olevnik requested that the committee look at addressing the cottage industries

portion of the law. Colleen Chavchavadze requested that the Board look at lowering the minimum square footage for new construction and well as lower minimum lot sizes to allow for smaller houses to be built within the Village. The ZAC will also look at the signage section of the law as there have been several variance requests lately revolving around signage.

David Hertel then brought to the Board a lit advertisement sign for the Glen Dairy Bar off of State Route 414. He requested that Code Enforcement Officer Darrin Stocum look into the sign to see if it is within the Village limits and ensure that it is in compliance with Village code.

Sue Olevnik brought up concerns about the minutes and the finding and decisions forms. She felt that there is a lack of detail. The Board was informed that they have the ability to request more information or have information added, if missing, when they approve the minutes.

ADJOURNMENT

With no further business to come before the Board, Colleen Chavchavadze made the motion to adjourn the meeting at 7:05pm. David Hertel seconded the motion. The Board then voted on the motion and all were in favor. Motion Carried.

Meeting Adjourned.

Respectively Submitted,

Rhonda E Slater