



REGULAR MEETING OF THE VILLAGE OF WATKINS GLEN  
ZONING BOARD OF APPEALS  
HELD THURSDAY, DECEMBER 17, 2020 *via ZOOM*

## OPEN MEETING

The public session of the meeting was called to order at 6:03pm by Stacy Gray. Present were Board Members Stacy Gray, Colleen Chavchavadze, David Hertel, Roger Hugo and Sue Olevnik, Code Enforcement Officer (CEO) Darrin Stocum and Deputy Clerk/Treasurer Barbara Peterson.

## APPROVAL OF MINUTES

Colleen Chavchavadze moved to accept the minutes on November 19, 2020 as presented. Roger Hugo seconded and the motion passed unanimously.

Roger Hugo moved to accept the minutes of October 15, 2020 as presented. Colleen Chavchavadze seconded and the motion passed with David Hertel abstaining.

## USE VARIANCE –LORRAINE MENIO (106 11<sup>TH</sup> STREET) PARKING LOT

Lorraine Menio and brother, Mark Menio were present. The request is to be able to utilize commercial parking in a residential zone. Sue Olevnik moved to open the public hearing. David Hertel seconded and the motion passed unanimously.

6:07 pm      Public hearing opened.

Mark Menio noted they currently use the area to park guests from their short-term rental, employees of the restaurant and hair salon and have tried to keep handicap parking available for the restaurant. Ms. Menio indicated the receipt of the Use Variance Findings and Decision form. The Board went through the Findings and Decision form, providing Ms. Menio the opportunity to speak directly to each of the questions. 1) No financial evidence presented. Although no receipts/invoices were presented, Ms. Menio felt the lot was necessary to allow more street parking for residents. 2) Unique hardship. Ms. Menio noted the property abuts a current commercial lot and would be willing to add landscape improvements and remove portions of porches to accommodate use. 3) Essential character. Menio's felt the character of the neighborhood would not be altered with the improvements offered. Colleen Chavchavadze noted that based on the letters received from neighbors, the parking would be detrimental to the neighborhood. Menio's contend that using the lot would be beneficial in keeping the neighbors from being impacted as less people would be parking on the street, and they are willing to install a natural wall. 4) Hardship self-created. Mark Menio said that when they started the project, they were working with the former building official. They were led to believe that they could purchase the lot with the intent to demolish the house for parking and a variance would not be a problem. This project was presented and denied by Schuyler County Planning last week. Chairperson Gray read the statement from the County. Colleen Chavchavadze moved to close the public hearing. David Hertel seconded and the motion passed unanimously.

7:03 pm      Public hearing closed.

Having provided the applicant the opportunity to address the findings, the Board went through the questions. 1) No financial evidence presented. 2) Not unique. Other properties abut parking lots; is a

continuation of an existing business; fencing and landscape screening would try to accommodate neighbors; could remain residential in keeping with the intent of the district. 3) Yes, variance substantial. Would change the character of the neighborhood, add additional vehicular traffic and noise in a congested area, and not solve the problem. Two neighbor letters opposing the variance were received. Parking by permit discussed. 4) Yes, the hardship was self-created. Property was purchased with parking lot intended. Based on the 4 questions responses, Sue Olevnik moved that the variance requested for 106 11<sup>th</sup> Street be denied based on the findings. Colleen Chavchavadze seconded and the motion carried with Stacy Gray, Colleen Chavchavadze, and Sue Olevnik voting “aye” and David Hertel and Roger Hugo voting “nay”.

## BOARD CONCERNS

No new applications; deadline is next Wednesday. The Zoning Advisory Committee (ZAC) survey is available for the public until Monday. Next ZAC meeting is scheduled for January 11, 2020. Snow removal law was discussed.

## ADJOURNMENT

Colleen Chavchavadze moved to adjourn the meeting. David Hertel seconded and the motion passed unanimously.

7:42 pm Meeting adjourned.

Respectively Submitted,

Barbara J Peterson  
Deputy Clerk/Treasurer