



REGULAR MEETING OF THE VILLAGE OF WATKINS GLEN  
ZONING BOARD OF APPEALS  
HELD THURSDAY, June 16, 2022  
303 N Franklin Street

## 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, Roger Hugo, and Sue Olevnik; Building Safety Inspector (BSI) Scot Cole; and Deputy Clerk/Treasurer Barbara Peterson. Phil Cherry and David Hertel were absent.

Sue Olevnik moved to open the public hearing for 303 E Second Street. Roger Hugo seconded and the motion passed unanimously.

6:31pm Public hearing open.

## AREA VARIANCE – WALTER/PAULA JERZAK (303 E SECOND ST) DECK

Paula Jerzak was present.

Board proceeded with the environmental findings. Sue Olevnik moved for a negative declaration. Roger Hugo seconded and the motion passed unanimously.

Applicant is requesting to be able to build a covered front porch with a two (2) foot setback from the sidewalk. Minimum setback requirement is fifteen (15) feet. The house is pre-existing/non-conforming.

Board proceeded with area variance findings. No undesirable changes; yes, there are alternatives; yes, variance is substantial; no adverse impacts, not self-created due to pre-existing conditions. Drainage issues discussed.

No public comments were noted. Roger Hugo moved to close the public hearing. Sue Olevnik seconded and the motion passed unanimously.

6:48 pm Public hearing closed.

Roger Hugo moved to approve the area variance for 303 E Second Street with the following condition:

- 1) Drainage from is mitigated away from the neighbors to code enforcement satisfaction. Sue Olevnik seconded and the motion passed unanimously.

## APPROVAL OF MINUTES

Sue Olevnik moved to approve the minutes of October 21, 2021 as presented. Roger Hugo seconded and the motion passed with Stacy Gray abstaining.

Sue Olevnik moved to approve the minutes of March 17, 2022 as amended. Roger Hugo seconded and the motion passed with Roger Hugo abstaining.

Sue Olevnik moved to approve the minutes of April 17, 2022 as amended. Roger Hugo seconded and the motion passed with Roger Hugo abstaining.

#### BOARD CONCERNS

Short-term rentals were discussed with regards to the number of people allowed as per new zoning code.

#### ADJOURNMENT

Sue Olevnik moved to adjourn the meeting. Roger Hugo seconded and the motion passed unanimously.

7:11pm Meeting adjourned.

Respectively Submitted,

Barbara J Peterson  
Deputy Clerk/Treasurer