



REGULAR MEETING OF THE VILLAGE OF WATKINS GLEN  
ZONING BOARD OF APPEALS  
HELD THURSDAY, August 18, 2022  
Board Room - 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, Phil Cherry, and Sue Olevnik; Building Safety Inspector (BSI) Scot Cole; and Deputy Clerk/Treasurer Barbara Peterson. David Hertel was absent.

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

6:32 pm                      Public hearing open.

USE VARIANCE – FIRST SECOND DEVELOPMENT (101 1<sup>ST</sup> ST)

David Hart was present on behalf of First Second Development.

Applicant is requesting to be able to use the building as a medical center currently not allowed in the Mixed-Use Lakefront district. The building had been built for the Guthrie clinic in 1992 and was closed by 2018. The new zoning regulations adopted January 2022 do not allow for medical use. Property has substantial parking. Schuyler County has provided their approval.

Mr. Hart detailed specific attempts to vet a profitable business in the space that conforms to the zoning code. The dialysis opportunity provides a community service, 4 to 6 full-time employees (FTE) that would not be seasonally impacted, and the parking could be utilized by the hotel as overflow for special events held on weekends.

Discussion regarding the Local Waterfront Revitalization Program (LWRP) requirements ensued.

Phil Cherry moved to conditionally approve the application pending meeting the requirements of the LWRP district overlay. Roger Hugo seconded.

Phil Cherry moved to amend the motion to address other aspects. Roger Hugo maintained the second.

No vote on either the main or amended motion.

It was noted the SEQR was not signed by the applicant.

Board reviewed environmental concerns. Sue Olevnik moved for a negative declaration. Phil Cherry seconded and the motion passed unanimously.

Phil Cherry moved to withdraw the previous main and amended motions.

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

7:56 pm      Public hearing closed.

Phil Cherry moved to table this agenda item. Roger Hugo seconded and the motion passed unanimously.

#### APPROVAL OF MINUTES

#### BOARD CONCERNS

CEO Cole provided a general idea of an application in progress.

#### ADJOURNMENT

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

8:14 pm      Meeting adjourned.

Respectively Submitted,

Barbara J Peterson  
Deputy Clerk/Treasurer