



REGULAR MEETING OF THE VILLAGE OF WATKINS GLEN
ZONING BOARD OF APPEALS
THURSDAY, April 18, 2024
Board Room - 303 N Franklin Street

OPEN MEETING

The public session of the meeting was called to order at 6:30 pm by Phil Cherry. Present were Board Members: Sue Olevnik, Phil Cherry, Alan Benedict; and Code Enforcement Officer (CEO) Scot Cole; and Deputy Clerk/Treasurer Barbara Peterson.

APPROVAL OF MINUTES

Alan Benedict moved to approve the minutes of November 16, 2023 as presented. Sue Olevnik seconded. Motion passed unanimously.

AREA VARIANCE – WILLIAM BEARDSLEY (340 S GLEN AVENUE)

Mr. Beardsley was present, and is requesting to be able to install an above-ground pool partially in the front yard and close to the northwest corner of the property located at 340 S Glen Avenue. Sue Olevnik moved to open the public hearing for 340 S Glen Avenue. Alan Benedict seconded and the motion passed unanimously.

6:31 pm Public hearing opened.

The application noted two (2) options for location. Mr. Beardsley noted he prefers option P1 even though it will require the removal of trees. Mr. Beardsley noted that the backyard is unusable due to the sewer line going through the middle of the property and the slope of the yard. Mr. Beardsley does not plan on building a deck at this time, but does plan on a 4-foot square landing for a ladder.

Board reviewed the area variance criteria. Board concurred there is no undesirable change; no alternatives due to the sewer line; this is not a substantial variance; there are no adverse impacts for the neighborhood; and the situation is not self-created.

No public comments.

Alan Benedict moved to close the public hearing. Sue Olevnik seconded and the motion passed unanimously.

6:46 pm Public hearing closed.

Alan Benedict moved to approve the pool location as presented for 340 S Glen Avenue. Phil Cherry seconded. During discussion, the board expressed a preference for option P1 of the proposed plan as the pool will be 6-feet away from the primary structure. Alan Benedict moved to amend the motion to add the condition that the applicant uses option P1 for the location. Phil Cherry maintained the second. Amended motion brought to a vote and passed unanimously.

DRAFT BYLAWS

Board members were requested to make modification suggestions and bring back for discussion. Discussion regarding pre-application meetings and draft minutes ensued. If the Board of Trustees do not update the zoning law, then this Board concurred to strike section 6.I. Draft minutes are available in accordance of state regulations.

Alan Benedict moved to approve the bylaws as amended. Sue Olevnik seconded and the motion passed unanimously.

Phil Cherry to send out final copies.

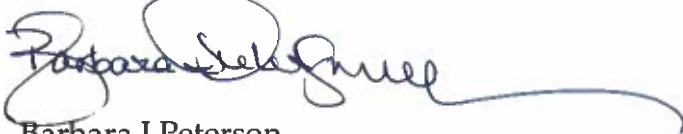
BOARD CONCERNS

ADJOURNMENT

Sue Olevnik moved to adjourn the meeting. Alan Benedict seconded and the motion passed unanimously.

7:08 pm Meeting adjourned.

Respectively Submitted,

A handwritten signature in blue ink, appearing to read "Barbara J Peterson", with a long horizontal flourish extending to the right.

Barbara J Peterson
Deputy Clerk/Treasurer