



REGULAR MEETING OF THE VILLAGE OF WATKINS GLEN
ZONING BOARD OF APPEALS
THURSDAY, January 16, 2025
Board Room - 303 N Franklin Street

OPEN MEETING

The public session of the meeting was called to order at 6:32 pm by Phil Cherry. Present were Board Members: Sue Olevnik, Phil Cherry, Alan Benedict, Samantha Boyette, David Lisk; and Code Enforcement Officer (CEO) Dennis Tremblay; and Deputy Clerk/Treasurer Barbara Peterson.

USE VARIANCE – JESSE WORSK (15 N FRANKLIN)

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

6:34 pm Public hearing open.

Jesse and Carrie Worsk were present. The Worsks are requesting to be able to have a cannabis retail dispensary in a mixed-use lake front district located at 15 N Franklin Street. The applicants have a contingent lease with owner, Sally Saptura-Clark, but no written authorization for the zoning variance. Applicants own and operate dispensaries in Pennsylvania and have been issued a provisional license from the State. While there will be full security/surveillance, there will not be on-site consumption. Public comments included concerns about location and foot traffic, as well as security for not only cash, but product.

David Lisk moved to close the public hearing. Sue Olevnik seconded and the motion passed unanimously.

7:15 pm Public hearing closed.

Board findings: 1) No financial data for the property was submitted. Even though the property has sat vacant, the owner does have the ability to rent to someone else. 2) There is nothing unique about the property – it is similar to other storefronts in the district. 3) Character of the neighborhood would not change – similar to alcohol serving establishments. 4) Hardship is self-created because applicant chose to rent this property. No rental data submitted. Zoning law may have made it impossible to comply based on availability of properties in cannabis approved zones.

Sue Olevnik moved to deny the application as presented. David Lisk seconded and the motion passed unanimously.

APPROVAL OF MINUTES

Sue Olevnik moved to approve the minutes of April 18, 2024 as presented. Alan Benedict seconded.

Motion passed with David Lisk and Smantha Boyette abstaining.

BOARD CONCERNS

ADJOURNMENT

Alan Benedict moved to adjourn the meeting. Phil Cherry seconded and the motion passed unanimously.

7:30 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