

Town of Watson ZBA

11 Aug 2025

Attendance:

ZBA Members: Tom Helser, James Pawlowski, Rebecca Kelly, Cathy Dosztan, Maryann Vargulick

Public attendance: Christene Malone, Connor Everson, Michelle Ward, Jordan Boliver

Motion, to start meeting by Cathy 2<sup>nd</sup> by Jim approved by all

Start time 6:32 pm

Pledge of Allegiance to America

Review 9 June and 14 July Minutes

Motion to approve minutes by Rebecca and 2<sup>nd</sup> by Cathy approved by all

Motion to start meeting for Jordan Boliver, Cathy 2<sup>nd</sup> by Jim approved by all

Start time 6:35Pm

Boliver's application #062525-008 Tax number 213.00-02-40.000

Review form D See notes

Variance is approved 4 yes with condition, 1 year to build or void variance.

Motion to end by Cathy 2<sup>nd</sup> by Jim approved by all

End 6:48Pm

Motion to open Connor Everson by Rebecca Kelly 2<sup>nd</sup> by Jim approved by all

Start 6:48pm

Connor Everson Application #171125-009 Tax #198.00-02-07.100

Old porch was removed for safety reasons and owner wants 2.5 wider porch. Asking for variance.

Review form D see notes.

Variance approved 5 yes. Condition 1 year to build or void variance.

Motion to end meeting by Cathy 2<sup>nd</sup> by Jim

End 7:05 pm

Motion to start Christene Malone by Rebecca 2<sup>nd</sup> by Maryann approved by all

Start 705 pm

Christene Malone application #0711256-010 Tax #231.01-02-04.100

ZBA 11 Aug meeting cont.

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Owner asking for variance to build closer to river than code allows.

Review form D see notes

All ZBA concerns of flooding, flooding with debris, flooding with rocks moving, ect.

ZBA is counting on Proper Engineering to prevent loss of building.

ZBA explains to owner where to measure to get away from river starting at the river's Mean High Mark.

There are conditions that must be followed or void variance.

- 1) Construction has to be based on Engineered Plans
- 2) According to Section 1-4 pg 21 allows ZBA to give variance to Local Law #4 year 2000
- 3) Town of Watson and ZBA members are not responsible for any damages or liabilities with this variance.
- 4) Owner accepts all risk and liabilities for their property.
- 5) Dead line of 3 years to complete project by current owner or void variance.

Motion to vote by Cathy 2<sup>nd</sup> by Jim approved by all

Variance approved 5 voted yes

ZBA explained, for clarification, meaning of variance to Mrs. Malone. The variance means the building is to be 40 feet away from Mean High Mark of the river. (10ft less than 50ft from the code.)

Mrs. Malone said she understands.

Motion to end meeting by Jim 2<sup>nd</sup> by Rebecca and approved by all.

End at 8:15pm

No new business or applications for review.

Next ZBA meeting is Sept. 2025 at 6:30 pm

Minutes by Tom.