

Town of Watson – Zoning Board Meeting – May 3,2022 - Draft

Meeting called to order at 7:02pm

Member Present: Cathy Dosztan

Maryann Vargulick

Ross Phelps

Visitors Present: Karl Muncy and Maggi Muncy

Peter Place

David Steltz – Proxy for Conner Biolsi and Iris Valeria Rodriguez

First Hearing: Muncy Property 199.00-01-07.400

Lots #2 and #3 were combined in 2006

#1 Non-conforming lot

#2. No other way to grant

#3. Substantial

#4. Self-created difficulty

Variance Denied – by the Zoning Board

Second Hearing: Peter Place

Provided him with guidance on completing application and gave application

Third Hearing: Connor Biolsi Property 213.04-02-10.000

Questions for Mr. Biolsi: Was he going to have point of sale on premises? – not planning to do so.

Roasting coffee will initially be electric possibly propane roaster in future.

No plans to have signage on property.

Special use approved with conditions on circulation, parking, signage and not be used primarily as a retail location

By Cathy Dosztan, Maryann Vargulick and Ross Phelps

Meeting concluded 8:06pm