

VILLAGE OF DEPOSIT

ZONING BOARD OF APPEALS

APRIL 14, 2022 MINUTES

MEETING / PUBLIC HEARING

Members Present: Chair -Gino Jones, Mary Mapes, Carole McQuade, Patric Reis (Alternate), Beth Westfall (Village Attorney), Shelly Johnson (County Planning)

Guest: Eric Vagle- Property Owner, Don Gleason - Public attendee

1. Gino Jones opened the meeting at 6:06 PM for discussion of the variance for the Deposit seed Realty property at 21 Center Street and recused himself and handed the meeting over to Mary Mapes.

2. Eric Vagle spoke of wanting to increase the number of apartments in the existing building and if he was unable to, he would not be able to recoup the money that he has already invested in it. He stated there would be no change to the outside of the building and he is protecting the integrity of the original structure by using all local plumbing, electrical and carpenters. Mary Mapes questioned about the parking in the rear. Eric explained the parking has a plan for snow removal from property and there is a dumpster for garbage. No environmental concerns detected, so they approved it. No negative environmental impact in the structure. Eric spoke of the sizes of the apartments. The building is undergoing a large renovation.

3. Don Gleason who is a neighbor to the property explained that Eric doing the renovations is a positive thing. Since he has taken over the building, it has never been more beautiful or safe and he stated that he is a wonderful landlord to the tenants there. He has cleaned up the building and the property around it. He sees this as a positive change. Don and his wife are

very happy.

4. Beth Westfall then went over variants-

- schedule 5-9 apartments, approximately 150 thousand additional money into the building. No reasonable return.

- Unique for the neighborhood, only building there.

- Negative Impact- NONE.

- Not self centered variance. Building was a seed factory, a school in the 50s and 60s. Structure meets the need for the housing for families, affordable housing (safe, affordable and clean).

5. Motion to approve - Mary Mapes (YES), Second Motion by Patrick Reis, alternate (YES), Carole McQuade (YES). Motion was carried.

Approved by Zoning Board.

6. Meeting was adjourned at 6:27 PM.

Respectfully Submitted,

Gino V. Jones - Chair