

Seneca Falls Town Board to resume battle over variance for Arcade Building tonight

By DAVID L. SHAW dshaw@fltimes.com | Posted: Thursday, January 3, 2013 10:15 am

SENECA FALLS — The ongoing dispute between the town and the owner and a potential developer of the Arcade Building downtown will highlight tonight's Town Board meeting.

The building, at 81-83 Fall St., is now owned by Jack Pross of Michigan. It is primarily a commercial building, with a single apartment in the rear of the street level floor.

Pross wants to sell it to Basil Vlahos of Ithaca for conversion to up to eight apartments on the building's four floors.

The sale is contingent upon Vlahos getting approval for the residential use. He was granted a variance by the town Zoning Board of Appeals.

However, the town Planning Board opposed the variance.

The Town Board, led by board member Emil Bove, voted in December to challenge the ZBA decision in court. Bove and others claim the residential use is inappropriate for downtown and would change the character of the downtown, among other reasons.

They also claim there is not enough parking for an eight-unit building.

The town has hired attorney Steven Getman of Ovid to handle the legal challenge. The ZBA wants to hire the Bond, Schoeneck & King law firm to defend it from the litigation.

Vlahos claims he's changed his plans but is being unfairly treated by the Town Board. He also has threatened legal action.

One of the new business items tonight is the ZBA asking the town to pay for its legal counsel.

Vlahos and his architect, Robert Harner, plan to address the board on the issue. Pross also plans to be in attendance and may ask to speak.

The court case is scheduled for State Supreme Court for Seneca County in Waterloo on Jan. 25 before Acting State Supreme Court Justice and Seneca County Judge Dennis Bender.

In other action, the board:

- ORGANIZE: Will conduct its annual organizational meeting. The board will consider a host of appointments, such as town attorney, engineering consultant and dog control officer, as well as designations for 2013.
- MORATORIUM: Will discuss a possible moratorium on the granting of variances relating to

multiple dwelling units.

This is an offshoot of the discussion about the Arcade Building project.

- CONSULTANT: Will consider hiring J. O'Connell & Associates of Rochester as a consultant on grant applications.

Steven Getman Attorney Franklin & Gabriel Law Office
Steven Getman County Assigned Counsel, 2008-2011
Steven Getman Seneca County Stop-DWI Coordinator, 2007
Steven Getman Seneca County Attorney, 2002-2007
Steven Getman Seneca County Social Services Attorney, 1995-2001
Steven Getman Attorney Midey & Swinehart, 1995-2001
Steven Getman Seneca County Public Defender, 1995
Steven Getman Seneca County Law Guardian Panel, 1992-1995

<http://tinyurl.com/7t27nll>
<http://tinyurl.com/7olnrjl>
<http://tinyurl.com/6oxk5vo>
<http://tinyurl.com/72opsae>
<http://tinyurl.com/blv6t84>

www.stevengetman.com