

MINUTES FROM THE CITY OF WATERVLIET PLANNING BOARD MEETING HELD ON WEDNESDAY, APRIL 22, 2015 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK

MEMBERS PRESENT: Chairman Donnelly Whitehead
Dave Dressel
Dave Sylvester
Jim Hayes
Mike Duffey

Mr. Whitehead called the meeting to order at 7:05 p.m. and asked the recording secretary to take attendance and to read the agenda.

APPLICATION OF CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, FOR A SPECIAL USE PERMIT AND SITE PLAN REVIEW TO CONSTRUCT A PUBLIC UTILITY/PERSONAL WIRELESS SERVICE FACILITY ON LAND (MUNICIPAL WATER TANK) OWNED BY THE CITY OF WATERVLIET LOCATED AT 1234 19TH STREET, WATERVLIET, NEW YORK 12189

The meeting started with Laura Bomyea of Young/Sommer LLC going over the application once again. She started out by clarifying why Verizon was requesting to install a diesel generator as opposed to a natural gas generator. She stated the natural gas option would cost more money and could possibly cause pressure problems. She also indicated that during a site walk that Verizon Wireless recently did, it was discovered that the fiber optic cables look like they are nonexistent. This discovery will more than likely make it necessary for a temporary microwave disk to be installed until the hard wires are on site. The disk would be between 2 to 6 feet in diameter. This also makes it likely that the lease will have to be renegotiated between the City and Verizon Wireless. Laura Bomyea requested they go on with the application as if the disk was not a factor, knowing they would have to come back before the Board if the disk was necessary.

A motion was made by Don Whitehead and seconded by Mike Duffey to confirm Weston & Sampton was hired by the City of Watervliet as a consultant and that Verizon would be responsible for submitting a check for \$4,000 which will be put in escrow.

	Yes	No
Don Whitehead	Motion	
Jim Hayes	X	
Dave Sylvester	X	
Dave Dressel	X	
Mike Duffy	Second	

Jeff Budrow from Weston & Sampson went over his comments. He stated he found the submission to be well done and thorough. One of his main concerns was that the antennas and wiring to be installed on the tank will cause additional difficulties/costs when the tank is painted again. It was last painted inside and out in 1986. Dave Dressel asked if Verizon Wireless ever installs the magnets as opposed to welding the wires. Laura Bomyea will have to look into that option. There was also a discussion on the water levels inside the tank and how this effects welding and painting.

Jeff Budrow went over SEQR and it was decided this was an unlisted action with no significant adverse impact to the environment and that the Watervliet Planning Board was the lead agency. A motion was made by Mr. Dressel and seconded by Mr. Hayes.

	YES	NO
Jim Hayes	Second	
Dave Sylvester	X	
Don Whitehead	X	
Dave Dressel	Motion	
Mike Duffey	X	

A motion was made by Mr. Duffey and seconded by Mr. Dressel acknowledging receipt of the Albany County Planning Board recommendation stating that this proposed action will have no significant countywide or intermunicipal impact.

	YES	NO
Jim Hayes	X	
Dave Sylvester	X	
Don Whitehead	X	
Dave Dressel	Second	
Mike Duffey	Motion	

A motion was made by Mr. Dressel and seconded by Mr. Hayes to adjourn the meeting until May 27, 2015. This will give Verizon Wireless time to submit the specifics for the microwave disk, etc.

	YES	NO
Jim Hayes	Second	
Dave Sylvester	X	
Don Whitehead	X	
Dave Dressel	Motion	
Mike Duffey	X	

CONSIDERATION TO SUBDIVIDE THE LUKOIL LEASED PROPERTY (CURRENT GAS STATION) AT PROPERTY LOCATED AT 1804 SECOND AVENUE, WATERVLIET, NEW YORK (FORMER PRICE CHOPPER SUPERMARKET)

Melissa Currier of C.T. Male, Elden Smith and Nancy Santana of Golub Properties of Watervliet, Inc. were present at the meeting for Golub Properties. Melissa Currier started out by clarifying some key issues that were brought up at the February 25, 2015 meeting.

- Rear setback was revised to 24.7 (decided to do this instead of hinging on the Urban Renewal reciprocal agreement.
- Front setback – pre-existing nonconforming building
- Impervious surface – pre-existing nonconforming building
- Parking – according to reciprocal agreement, the whole parking lot would be included. Mark Gilchrist also added that each spot in front of the pump counts as a parking space (there are eight pumps)
- Water – it was discovered that once water is shut off for the former Price Chopper building it will not disturb Lukoil.
- Sewer – laterals are separate.
- Shed – it has been removed.

Don Whitehead went over SEQR and it was decided this was an unlisted Type 2 action with no significant adverse impact to the environment and that the Watervliet Planning Board was the lead agency. A motion was made by Mr. Dressel and seconded by Mr. Hayes.

	YES	NO
Jim Hayes	Second	
Dave Sylvester	X	
Don Whitehead	X	
Dave Dressel	Motion	
Mike Duffey	X	

Paul Huban, who resides at 1500 12th Avenue is in favor of the application.

Yorden Huban pointed out this application must be referred to Albany County Planning Board. A motion was made by Mr. Dressel and seconded by Mr. Sylvester to approve the application contingent on the Albany County Planning Board's decision

	YES	NO
Jim Hayes	X	
Dave Sylvester	Second	
Don Whitehead	X	
Dave Dressel	Motion	
Mike Duffey	X	

The meeting was adjourned at 8:35 p.m.