

MINUTES FROM THE CITY OF WATERVLiet PLANNING BOARD MEETING HELD ON TUESDAY, FEBRUARY 27, 2018 AT 7:00 P.M. IN THE WATERVLiet SENIOR CITIZEN CENTER, WATERVLiet, NEW YORK

MEMBERS PRESENT: Chairman Donnelly Whitehead ALSO PRESENT: Chris Chartrand
 Dave Sylvester Yorden Huban
 Mike Duffey Mark Gilchrist
 Jim Chartrand

Mr. Whitehead called the meeting to order at 7:00 p.m. and asked the recording secretary to take attendance and to read the agenda.

APPLICATION OF STEEVI RUTELLA, OWNER OF 17 BALL PLACE, WATERVLiet, NEW YORK, SEEKING TO SUBDIVIDE SAID PROPERTY INTO TWO LOTS

Ted DeLucia of Vision Planning Consultants was present as a consultant for Steevi Rutella for this application. He explained his client is looking to subdivide the property into two equal parcels. It is his client’s intention to put a two family home on the vacant lot which will require an area variance for off street parking proposal.

Rosemary Nichols, who resides at 1241 19th Street, Watervliet, New York, raised a concern about the setback and mentioned the fate of two healthy trees on the property (one magnolia and one evergreen). According to plans the evergreen is coming down.

Brian Hofer, who resides at 14 Ball Place and Meg Ebenhoch, who resides at 3 Ball Place are both against the subdivision and the prospective two family home construction stating that Ball Place is already an overly congested street with little parking for residents.

Mr. Whitehead explained that this meeting addresses the subdivision only, and that this subdivision meets all setbacks and is legally feasible.

Chairman 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. Whitehead and seconded by Mr. Duffey.

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

A motion was made by Mr. Whitehead and seconded by Mr. Duffey to refer the application to the Albany County Planning Board pursuant to §239-n of the New York State General Municipal Law.

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

A motion was made by Mr. Whitehead and seconded by Mr. Duffey to grant preliminary and final subdivision approval conditioned on referring the application and supporting documentation to the Albany County Planning Board and receipt of an Albany County Planning Board Notification and Recommendation to defer to local consideration; and once received, the Chairman is authorized to sign the final plat, but if there is a different recommendation, the applicant will be notified to address the comments.

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