

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON MARCH 13, 2013 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK

MEMBERS PRESENT: Chairman Mark Cady
 Frank Gilchrist
 Joe Kokernak
 Dot Dugan
 Dave Such
 Jeff Czarnecki

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

CONSIDERATION FOR A USE VARIANCE TO OPERATE A COMPUTER SALES AND TECHNICAL CONSULTING BUSINESS, A&G COMPUTERS, AT PROPERTY LOCATED AT 614 19TH STREET, WATERVLIET, NEW YORK

John Getchell, owner of 614 19th Street, Watervliet, New York is seeking approval for a use variance to operate a computer sales and technical consulting business at said property. A&G Computers was formally at this address, but moved to 930 19th Street, Watervliet, New York in 2010 (due to the construction that was taking place on 19th Street at the time).

Based on discussions, the following decision was made:

Regarding SEQR, it was decided this was a Type 2 action with no significant adverse impact to the environment. A motion was made by Ms. Dugan and seconded by Mr. Kokernak.

	YES	NO
Mark Cady	X	
Frank Gilchrist	X	
Joe Kokernak	Second	
Dot Dugan	Motion	
Dave Such	X	
Jeff Czarnecki	X	

A motion was made by Mr. Kokernak and seconded by Mr. Czarnecki to approve the application with the following stipulations: (1) Signage not to exceed 12 square feet and any illuminated sign must be approved by the building department; (2) hours of operation 9:00 a.m.--5:00 p.m. Monday-Friday and 9:00 a.m.–12:00 p.m. on Saturday; (2) Any chemical storage would have to meet New York State Fire Code; (4) Full compliance with permit approvals and codes; (5) If the project isn't complete within 90 days, this approval is deemed null and void.

	YES	NO
Mark Cady	X	
Frank Gilchrist	X	
Joe Kokernak	Motion	
Dot Dugan	X	
Dave Such	X	
Jeff Czarnecki	Second	

CONSIDERATION FOR A USE VARIANCE FOR PROPERTY LOCATED AT 2425 BROADWAY IN ORDER TO USE THE FIRST FLOOR AS A LOW INTENSE DOCTOR’S OFFICE AND THE SECOND FLOOR EITHER AS AN APARTMENT OR FOR STORAGE

Dr. Ashok Baghel, prospective owner of property located at 2425 Broadway, spoke to the Board about his business plan and intention for said property. He currently rents a space in Cohoes and decided to begin looking for a building to purchase after some maintenance issues with his landlord. This property is enticing because of its easy access from 787 and the parking behind the building. In his business plan he notes he does no surgeries, has very minimal medical waste and just one employee. His hours would be Monday-Friday from 8:00 a.m.-5:00 p.m. and patients are seen by appointment only. He plans to widen the entrances for wheelchair accessibility in both the front and back. He will add landscaping and green space to the outside of the building, add a motion light in back and will hire out for snow removal. Signage will consist of a small sign with his name and “Primary Care Physician” below.

One neighbor spoke of her concern of parking problems both with the medical practice and the potential of a tenant living on the second floor. She was assured that parking would not be an issue and most likely, a tenant would be parking during the hours that the doctor’s office is closed and the apartment is small enough where the tenants would likely not have more than two vehicles.

Based on discussions, the following decision was made:

Regarding SEQR, it was decided this was a Type 2 action with no significant adverse impact to the environment. A motion was made by Ms. Dugan and seconded by Mr. Kokernak.

	YES	NO
Mark Cady	X	
Frank Gilchrist	X	
Joe Kokernak	Second	
Dot Dugan	Motion	
Dave Such	X	
Jeff Czarnecki	X	

A motion was made by Mr. Kokernaki and seconded by Mr. Czarnecki to approve with application with the following stipulations: (1) Signage to be positioned at driveway and not to exceed 12 square feet; (2) Hours of operation 8:00 a.m.-5:00 p.m. Monday-Friday; (2) Sidewalk and green space from property line to curb; (3) Motion detection lighting to be installed in the back parking lot; (4) Snow removal will be contracted out; (5) Must meet all setbacks; (6) Full compliance with permit approvals and codes; (7) If the project isn’t complete within 90 days, this approval is deemed null and void.

	YES	NO
Mark Cady	X	
Frank Gilchrist	X	
Joe Kokernak	Motion	
Dot Dugan	X	
Dave Such	X	
Jeff Czarnecki	Second	

A motion was made by Mr. Such and seconded by Mr. Gilchrist to adjourn the meeting.