

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

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

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

CONSIDERATION FOR AN AREA VARIANCE TO INSTALL A 20’ x 45’ DRIVEWAY ON PROPERTY LOCATED AT 411 9TH STREET, WATERVLIET, NEW YORK

Lynn Hogan and Michael Paraczcak, owners of 411 9th Street, Watervliet, New York are seeking approval for an area variance to install a 20’ x 45’ driveway.

They expressed one of the reasons for installing the driveway is the off street parking problem on their street. They own a three family home with two apartments that could legally occupy two tenants each which could add up to 6+ vehicles for this one home. Their original plan was to install a crushed stone driveway; but they were told by the building department it would have to be blacktop or concrete.

Based on discussions, the following decision was made:

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

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

A motion was made by Mr. Such and seconded by Mr. Gilchrist to approve the application with the following stipulations: (1) the owners must maintain five feet of green space on the east side of the driveway; (2) the owners must maintain the sidewalk; (3) blacktop or concrete must be installed within six months of the date of the Resolution; (4) Full compliance with permit approvals and codes; (5) If the applicant does not take the necessary steps to act upon this variance within six months of the date of this resolution, this approval is deemed null and void.

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

CONSIDERATION FOR AN AREA VARIANCE TO CONSTRUCT A TWO FAMILY HOME ON A VACANT LOCATED AT 1810 3RD AVENUE, WATERVLIT, NEW YORK

Ernie Brown, prospective buyer of 1810 3rd Avenue, Watervliet, New York, is seeking approval for an area variance to construct a two family home the property.

Mr. Brown pointed out that he is before the zoning board for two reasons: (1) the lot only is 33’ wide and 40’ is required; and (2) the total square footage of the lot is 3,600-3,700 square feet which makes it 300-400 square feet short of the requirement. He also indicated the house he is proposing needs to be scaled down 1½ feet to keep with the three foot side yard requirement. When asked if the house would have a basement, he stated he was unsure and that he wouldn’t know until he started digging. He will provide at least two off street parking spots in the rear of the home.

Two neighbors were present and voiced their concerns about parking in the neighborhood.

Based on discussions, the following decision was made:

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

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

A motion was made by Mr. Such and seconded by Mr. Cady to approve the application with the following stipulations: (1) property management, including snow removal, is essential to maintain the appearance of the neighborhood; (2) if green space is not an issue, six feet will be added to the parking area in the rear; (3) Full compliance with permit approvals and codes; (4) If the applicant does not take the necessary steps to act upon this variance within 90 days of the date of this resolution, this approval is deemed null and void

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

A motion was made by Mr. Cady and seconded by Mr. Kokernak to adjourn the meeting at 8:25 p.m.