

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON MARCH 24, 2014 AT 7:00 P.M. IN THE FIRST FLOOR COURTROOM, WATERVLIET CITY HALL, WATERVLIET, NEW YORK

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

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

APPLICATION OF NIGRO COMPANIES, 20 CORPORATE WOODS, ALBANY, NEW YORK, SEEKING AN AREA VARIANCE FOR NON-CONFORMING SIGNAGE AT THE NEW PRICE CHOPPER SITE LOCATED AT 515 19TH STREET, WATERVLIET, NEW YORK

Nigro Companies submitted an application for an area variance seeking approval for non-conforming signage at the new Price Chopper site located at 515 19th Street, Watervliet, New York.

Fred Early, a representative of Signworks, made a presentation to the Board. He explained Nigro is requesting permission to install one 36" Price Chopper LED sign on the building itself, five wall plaques with no illumination (Seafood, Deli, Produce, Bakery, Custom Meat) and two monument signs on brick piers (one on each the 6th Avenue and 19th Street corner of the property and one on the 5th Avenue at the entrance). He pointed out the signage was needed for prospective customers who aren't from Watervliet and do not know where Price Chopper is located.

Mr. Early pointed out the size of the Price Chopper sign on the building is in character with other Price Chopper signs and that the larger sign is needed due to the proximity of the store on the site. The signage will take up 3% of the front façade (he believes the Latham store signage takes up 5% of the front façade). These are LED lights and will be dimmed after 11:00 p.m. (once these lights are dimmed, they will be no brighter than a 150 watt LED light bulb).

There were five attendees who made comments about the proposal. It was stated that the Board must take into account the additional signage that will be needed once the other two smaller buildings go up on the property and that the setback issue is no surprise to Price Chopper. It was felt the signage should have a "local feel" (as was presented when the Price Chopper proposal meetings began) and that people will know where Price Chopper is. Would like Price Chopper to be mindful this is a neighborhood and for the signage to remain within the current regulations established by the City.

Chuck Chism of Price Chopper mentioned that the store was built where it is because of the 7 foot storm line that runs through the property. We moved it 10 or 15 feet off of 23rd and were not able to bring it up any further so that's why it sits as far back as it does.

Another resident who lives along the property stated he was concerned about how long the lights would be lit and the affect it will have on his house located on the 1900 block of Sixth Avenue. He was assured once the lights were dimmed it would be as bright as a 150 watt light bulb; and if that wasn't the case, the issue would be in front of the Board again.

A motion was made on the following: Regarding SEQR, it was decided that the City of Watervliet is the lead agency, that the short form is sufficient and this is classified as an unlisted action Type 2 action with no significant adverse impact to the environment. The ZBA is also referring the application to the Albany County

Planning Board (due to the fact that it is less than 500 feet from a County/State Road). The motion was made by Mr. Cady and seconded by Mr. Gilchrist.

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

A motion was made by Mr. Czarnecki and seconded by Mr. Such to adjourn the meeting at 7:52 p.m.

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