

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON NOVEMBER 12, 2014 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, 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.

CONSIDERATION FOR A USE VARIANCE TO OPERATE AN AUTO EQUIPMENT IMPORTING AND WHOLESALE DISTRIBUTION BUSINESS (NO RETAIL) AT PROPERTY LOCATED AT 1238 4TH AVENUE, WATERVLIET, NY

Paul Ashline submitted an application for a use variance for prospective buyers of 1238 4th Avenue, Watervliet, New York to operate an auto equipment importing and wholesale distribution business. At the start of the meeting both Mark Cady and Frank Gilchrist gave the applicant the opportunity to request they recuse themselves from hearing the application due to possible conflicts (Mark Cady lives a couple doors away from the property and Frank Gilchrist’s wife is a relative of the Ashline family). Both members stated they could be both fair and impartial if allowed to hear the application and the applicant agreed.

Phil DeNardo is prospective buyer of the property. He talked about his business, SICE USA and the impact it would have on the neighborhood should the application be approved. He estimated six tractor trailer deliveries per year and based on logistics of the building said these deliveries would have to be made on the 4th Avenue side of the building (unloading of tractor trailers should be about one hour). In addition, machines would be packed up and picked up by tractor trailers one or two times per week (loading should take about 15 minutes). There would be no chemicals stored on the property, no signage necessary and employees will park in the back of the building.

The Board discussed with Paul Ashline, current owner of the building, the fact that this warehouse space is located in an R-2 district and that one and two family homes are permitted. It is his legal responsibility to prove to the board that it would create financial hardship if he were to convert this space into a one or two family home. This would have to include estimates from contractors, prospective rental income projections, etc. – a true income and expense sheet.

Anthony Sabatino is Mr. Ashline’s commercial real estate agent and he spoke of how conscientious he was when looking for a buyer for the building. His main goal was to find a business that would fit into the neighborhood. He also stated that they invited the neighbors to an open house to explain the proposed business and allow them to ask questions; and three neighbors attended.

A motion was made by Mr. Such and seconded by Mr. Czarnecki to table the application until December 10, 2014 to allow Mr. Ashline to get together the financial information he needs to present to the Board.

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

The meeting was adjourned at 7:40 p.m.