

**MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON DECEMBER 10, 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                   Joe Kokernak

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 A USE VARIANCE TO OPERATE AN AUTO EQUIPMENT IMPORTING AND WHOLESALE DISTRIBUTION BUSINESS (NO RETAIL) AT PROPERTY LOCATED AT 1238 4<sup>TH</sup> AVENUE, WATERVLIET, NY**

Paul Ashline submitted an application for a use variance for prospective buyers of 1238 4<sup>th</sup> Avenue, Watervliet, New York to operate an auto equipment importing and wholesale distribution business. He appeared at the November 12, 2014 meeting and the application was tabled to allow Mr. Ashline to submit financial information to prove financial hardship if he were to convert the space into a one or two family home since it is in an R-2 district. Mr. Ashline provided the requested financial information to the Board. After looking it over, the Board determined it would not financially benefit Mr. Ashline to convert the building. The Board had a few more questions for Phil DeNardo, the prospective buyer of the property, regarding deliveries.

A motion was made by Ms. Dugan and seconded by Mr. Cady to approve the application with the following stipulations: (1) DEC signs regarding truck idling regulations must be posted on 13<sup>th</sup> Street and 4<sup>th</sup> Avenue; (2) Building must be maintained (i.e., snow removal, etc.); (3) Employees must park behind the building; (4) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; and (5) If the applicant does not take the necessary steps to act upon this variance within 90 days of the date of this Resolution, then the variance shall be deemed null and void.

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

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