

**MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON MAY 13, 2015 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK**

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

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 AN AREA VARIANCE TO INSTALL A 15' ABOVE GROUND POOL WHICH DOES NOT MEET SETBACK REQUIREMENTS AT 2415 10<sup>TH</sup> AVENUE, WATERVLIET, NEW YORK**

John and Kimberly Munhall, owners of 2415 10<sup>th</sup> Avenue, Watervliet, New York, seeking approval for an area variance to install a 15' above ground pool.

**CONSIDERATION FOR AN AREA VARIANCE TO INSTALL A 15' ABOVEGROUND POOL WHICH DOES NOT MEET THE SETBACK REQUIREMENTS AT 709 2<sup>ND</sup> STREET, WATERVLIET, NEW YORK**

Susan Hilt, owner of 709 2<sup>nd</sup> Street, Watervliet, New York is seeking approval for an area variance to install a 15' above ground pool.

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. Gilchrist and seconded by Mr. Czarnecki.

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

A motion was made by Mr. Such and seconded by Ms. Dugan to approve the application with the following stipulations: (1) a deck would have to be built on the east (patio) side or the south (blacktop) side; (2) any future lighting would have to be approved by the Watervliet Zoning Board of Appeals; (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
Mark Cady	X	
Frank Gilchrist	X	
Dot Dugan	Second	
Dave Such	Motion	
Jeff Czarnecki	X	

**CONSIDERATION FOR USE AND AREA VARIANCES TO CONSTRUCT TWO UPSCALE FOUR-FAMILY HOMES AT PROPERTY LOCATED AT 422 5<sup>TH</sup> AVENUE, WATERVLIET, NEW YORK**

Douglass and Patricia Arnott, owners of property located at 100 16<sup>th</sup> Street, Watervliet, New York (McDonalds Restaurant) are seeking approval for a use variance to expand their hours from 5:00 a.m.-11:00 p.m. to 5:00 a.m.- 1:00 a.m.

Mrs. Arnott was present and explained to the Board that they are requesting this expansion in lobby hours because their sales are down for 2013 and stated their Western Avenue location is up 7% during late night hours while this Watervliet location is down 7%. They are making this request because they feel the customers may want to take advantage of using the restroom and the free WiFi. Mr. Gilchrist stated that Police Chief Boisvert was in favor of the expansion in lobby hours until 1:00 a.m.

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. Gilchrist and seconded by Mr. Czarnecki.

	YES	NO
Dave Such	X	
Frank Gilchrist	Motion	
Joe Kokernak	X	
Jeff Czarnecki	Second	

Mr. Kokernak made a motion and Mr. Czarnecki seconded it to approve the use variance application with no stipulations.

	YES	NO
Frank Gilchrist	X	
Joe Kokernak	Motion	
Dave Such	X	
Jeff Czarnecki	Second	

**CONSIDERATION FOR A USE VARIANCE TO OPERATE A MEDITAXI BUSINESS AT PROPERTY LOCATED AT 1238 4<sup>TH</sup> AVENUE, WATERVLIET, NEW YORK**

Paul Ashline, owner of property located at 1238 4<sup>th</sup> Avenue did not appear at the meeting nor did a representative on his behalf. After hearing from two neighbors who are not in favor of the variance, a motion was made by Mr. Kokernak and seconded by Mr. Czarnecki to table the matter until June 12, 2013.

	YES	NO
Frank Gilchrist	X	
Joe Kokernak	Motion	
Dave Such	X	
Jeff Czarnecki	Second	

A motion was made by Mr. Gilchrist and seconded by Mr. Czarnecki to adjourn the meeting at 7:50 p.m.

