

MINUTES FROM THE CITY OF WATERVLIT ZONING BOARD MEETING HELD ON JULY 8, 2015 AT 7:00 P.M. IN THE WATERVLIT SENIOR CITIZEN CENTER, WATERVLIT, NEW YORK

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

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

CONSIDERATION FOR AN AREA VARIANCE TO INSTALL A MONUMENT SIGN THAT EXCEEDS THE MAXIMUM SQUARE FOOTAGE AT THE SHOPPING PLAZA LOCATED AT 1601 BROADWAY, WATERVLIT, NEW YORK

Schuyler Companies submitted an application for an area variance to install a monument sign that exceeds the maximum square footage at the shopping plaza located at 1601 Broadway, Watervliet, New York. Eric Larned and Charles Jesmain were present for Schuyler Companies and Ray Hazen was present for Ray Signs (the local sign company hired by Schuyler Companies). The square footage of the proposed sign is 80 sf. The sign is made up of an aluminum cabinet with a steel frame and two posts wrapped with brick decorative columns. The aluminum corners look like wood and the supporting base will be brick or stone.

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 motion was made by Mr. Such and seconded by Mr. Gilchrist.

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

The board made the following findings: (1) The requested variance will not create an undesirable change to the character of the neighborhood or detriment to nearby properties because it will enhance the property and businesses; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because of the unique location of the surrounding buildings; (3) The requested area variance is not substantial because of the size of the plaza and the number of businesses; (4) The proposed variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district because it is an improvement to the area; and (5) the alleged difficulty was not self-created because the parcel was purchased in that configuration and a major tenant moved out taking away traffic.

A motion was made by Ms. Dugan and seconded by Mr. Cady to approve the application with the following stipulations: (1) Lights must dimmed to 50% after 11:00 p.m.; (2) The Zoning Board of Appeals will accept a notification and recommendation from the Albany County Planning Board that the proposed action will have no significant countywide or intermunicipal impact, defer to local consideration, but if there is a different recommendation, then the applicant will be notified to address the comments; (3) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; and (4) 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	
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CONSIDERATION FOR AN AREA VARIANCE TO INSTALL A 6’ HIGH PRIVACY FENCE AROUND THE BACK AND SIDE YARD OF PROPERTY OWNED BY TODD WOODRUFF AND LOCATED AT 1207 HILLSIDE DRIVE, WATERVLIET, NEW YORK

Todd Woodruff, owner of property located at 1207 Hillside Drive, Watervliet, New York is seeking an area variance to install six foot high privacy fence around the back and side yard of said property. He stated he would be installing a white vinyl fence.

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 motion was made by Mr. Such and seconded by Mr. Gilchrist.

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

The board made the following findings: (1) The requested variance will not create an undesirable change to the character of the neighborhood or detriment to nearby properties because it will enhance the neighborhood; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because the Code states the corner lots are considered two front yards; (3) The requested area variance is not substantial in that it does not change the characteristics of the neighborhood or property because similar existing fences are in the neighborhood; (4) The proposed variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district because it would enhance the property; and (5) the alleged difficulty was not self-created because the house is on a corner lot.

A motion was made by Ms. Dugan and seconded by Mr. Cady to approve the application with the following stipulations: (1) The fence must be maintained; (2) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; and (3) 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 8:30 p.m.