

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON WEDNESDAY, FEBRUARY 10, 2016 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK

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

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

CONSIDERATION OF BAYVIEW LOAN SERVICING, LLC, 4425 PONCE DE LEON BOULEVARD, 5TH FLOOR, CORAL GABLES, FLORIDA, OWNER OF PROPERTY LOCATED 720 4TH STREET, WATERVLIET, NEW YORK, SEEKING A USE VARIANCE TO ALLOW PROSPECTIVE OWNER TO OPERATE THE PROPERTY AS A LEASED SPACE TO A REAL ESTATE SALES AND PROPERTY MANAGEMENT OFFICE WITH ASSOCIATED STORAGE/GARAGE SPACE AND AS A SELF-STORAGE RENTAL FACILITY.

Mr. Todd Drake of Empire Real Estate Management and Mr. Mike Caruso were present and noted that are the prospective buyers of the property. They intend to use the office space as the office for Empire Real Estate Management and the warehouse as storage for their real estate and property management companies and self-storage/garage space for clients. They have outgrown their current location located on Troy-Schenectady Road in Latham and will have a clerical staff consisting of seven to eight. They are aware a sprinkler system will have to be installed and plan to put in new pavement and privacy fencing to stop people from cutting through 7th Avenue; and will install overhead doors as needed. They are hoping to draw clients looking for car, boat, or motorcycle storage, file storage, etc. They pointed out there will be not chemicals, no combustibles, no mechanics – just clean dry storage or simple storage. They would do credit checks, background checks, criminal checks, etc. on prospective storage tenants and have a signed contract/agreement (will use one similar to Mabey’s Storage). Requested hours of operation for tenants to access storage are Monday-Sunday 6:00 a.m.–8:00 p.m. – they would have keypad access or make an appointment. Foresee parking company vehicles on the west side of building. There will be no construction materials or debris stored outside or inside of the warehouse. They would install safety lighting, 24 hour video surveillance and most likely wood fencing. Mark Gilchrist did suggest perhaps mixing wood fencing with chain link to make the property more visible for police/neighbors. Mark also suggested pitching the water somehow on the west side where stone or blacktop is being proposed. He was going to speak to Dave Dressel of the City of Watervliet Water Department. It was also pointed out that they do not do snow removal or grass cutting as part of their property management. They will do their own snow removal/plowing and plan to have a dumpster onsite for garbage.

Mark Gilchrist suggested the proposal be tabled after the neighbors speak. The next meeting is scheduled for March 9, 2016. Before the next meeting, he would like to see the following: (1) a list of company vehicles, trailers, etc. Mr. Caruso said he would get a list and photos together; (2) list of people who have hired them for property management; (3) list of properties owned and managed by applicant(s); (4) a copy of a Mabey’s storage contract; (5) more concrete financial numbers proving hardship as to why it isn’t feasible to make this residential; (6) show exactly where dumpster would be. The proposal will have to be submitted in March to the Albany County Planning Board due to its proximity to Colonie’s property line.

Mrs. Crinigan who resides at 401 7th Avenue, Watervliet voiced her concerns about the piping and water, idling of cars, possible asbestos cleanup and garbage. Mr. Wendt who resides at 208 8th Avenue was concerned about noise, traffic, content of storage and the appearance of the building.

A motion was made by Mr. Gilchrist and seconded by Mr. Cady to refer the application to the Albany County Planning Board.

	Yes	No
Mark Cady	Second	
Dave Such	X	
Dot Dugan	X	
Jeff Czarnecki	X	
Frank Gilchrist	Motion	

A motion was made by Mr. Gilchrist and seconded by Mr. Such to table the application until March 9, 2016.

	Yes	No
Mark Cady	X	
Dave Such	Second	
Dot Dugan	X	
Jeff Czarnecki	X	
Frank Gilchrist	Motion	

CONSIDERATION OF THE ALBANY COUNTY PLANNING BOARD’S RECOMMENDATION ON THE APPLICATION OF AUTOZONE PARTS, INC. SEEKING AN AREA VARIANCE FROM SIGN CODE REGULATIONS FOR PROJECT LOCATED AT 1804 2ND AVENUE, WATERVLIET, NEW YORK.

This application was on the Albany County Planning Board’s agenda on January 21, 2016. Their recommendation was that the proposed action will have no significant countywide or intermunicipal impact and to defer to local consideration. They did advise that the City Zoning Board should consider the precedent setting nature of allowing significant area variances to the sign code in the commercial zone.

A motion was made by Mr. Cady and seconded by Mr. Czarnecki to accept the Albany County Planning Board’s recommendation.

	Yes	No
Mark Cady	Motion	
Dave Such	X	
Dot Dugan	X	
Jeff Czarnecki	Second	
Frank Gilchrist	X	

A motion was made by Mr. Gilchrist and seconded by Mr. Cady to adjourn the meeting at 8:35 p.m.