

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON WEDNESDAY, MAY 11, 2016 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK

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

ALSO PRESENT: Yorden Huban
Mark Gilchrist

Chairman Cady called the meeting to order at 7:00 p.m.

CONSIDERATION OF KONICEK & COLLETT FUNERAL HOME, OWNER OF PROPERTY LOCATED AT 1203 HILLSIDE DRIVE, WATERVLIET, NEW YORK, SEEKING A USE VARIANCE TO UTILIZE THE VACANT PROPERTY AS A PARKING LOT FOR THE FUNERAL HOME BUSINESSES (PLAN IS TO CREATE SEVEN PARKING SPACES)

Jeff Collett was present on behalf of the application. He explained they planned on converting the vacant parcel into seven parking spaces for their funeral business.

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. Such and seconded by Ms. Dugan.

	YES	NO
Mark Cady	X	
Dave Such	Motion	
Frank Gilchrist	X	
Dot Dugan	Second	
Joe Kokernak	X	

It is necessary to refer the application to the Albany County Planning Board pursuant to section §239-m of the New York State General Municipal Law. A motion was made by Mr. Gilchrist and seconded by Ms. Dugan.

	YES	NO
Mark Cady	X	
Dave Such	X	
Frank Gilchrist	Motion	
Dot Dugan	Second	
Joe Kokernak	X	

The following findings were made: (1) The applicant cannot realize a reasonable return from the property in question provided that the lack of return is substantial as demonstrated by competent financial evidence because of the history of the lot where a proposed one family unit was denied of the size of the lot; a parking area seems like the only use; (2) The alleged hardship is unique to the property in question and does not apply to a substantial portion of the district or neighborhood because of its size and configuration; (3) The requested use variance will not alter the essential character of the neighborhood because it will be an improvement from its previous condition; 4) The alleged difficulty was not self-created because the condition of the lot by the previous owner was a hardship for new owner and the neighborhood.

A motion was made by Mr. Such and seconded by Mr. Cady to approve the application with the following stipulations: (1) No lighting is permitted on the property; (2) No storage of vehicles is permitted on the property; (3) Snow must be removed and unloaded on owner's property located at 1855 12th Avenue, Watervliet, New York; (4) Property must be properly maintained; (5) Receipt, acceptance and agreement with Albany County Planning Board notification and recommendation; (6) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; (7) 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	Second	
Frank Gilchrist	X	
Dot Dugan	X	
Dave Such	Motion	
Joe Kokernak	X	