

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON JUNE 29, 2016 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK

MEMBERS PRESENT: Mark Cady
Dot Dugan
Frank Gilchrist

Joe Kokernak
Dave Such

ALSO PRESENT: Chris Chartrand
Mark Gilchrist
Yorden Huban

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 NON-CONFORMING 8'9" X 4'X2" INTERNALLY ILLUMINATED WALL MOUNTED SIGN ON PROPERTY LOCATED AT 310 19TH STREET, WATERVLIET, NEW YORK

Joe Skumurski, owner of the Black Bear Inn located at 310 19th Street, Watervliet, New York, is seeking approval for an area variance to install an 8'9" x 4'2" internally illuminated wall mounted sign on said property. The new sign will be flush with the building and is going over current roofline. The awnings will stay right now but they hope to replace them soon. They feel it will clean up the front and give the impression of a comfortable place to eat as they are trying to attract more families/customers for the restaurant aspect of the business. This proposed light is less square footage than the current sign and projects less light than the current sign does.

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. Such and seconded by Mr. Kokernak.

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

The following findings were made: (1) The requested variance will not create an undesirable change in the character of the neighborhood or detriment to nearby properties because it is improving what is currently there; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because the sign limitations and the design of the roof; (3) The requested area variance is not substantial because it will not impact the area and will be an improvement; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because the building has been a commercial business and the proposed sign is smaller than the existing sign; (5) The alleged difficulty was not self-created because the square footage of the proposed sign is less than the existing sign.

A motion was made by Mr. Gilchrist and seconded by Ms. Dugan to approve the application with the following stipulations: (1) the sign must be installed by a licensed electrician; (2) Full compliance with permit approvals and codes; (3) 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	Motion	
Dot Dugan	Second	
Dave Such	X	
Joe Kokernak	X	

CONSIDERATION OF THE ALBANY COUNTY PLANNING BOARD’S RECOMMENDATION ON THE APPLICATION OF KONICEK & COLLETT FUNERAL HOME, OWNER OF PROPERTY LOCATED AT 1203 HILLSIDE DRIVE, WATERVLIET, NEW YORK, SEEKING AN AREA VARIANCE TO UTILIZE THE VACANT PROPERTY AS A PARKING LOT FOR THE FUNERAL HOME BUSINESS (PLAN IS TO CREATE SEVEN PARKING SPACES)

A motion was made by Mr. Kokernak and seconded by Mr. Cady to approve the Albany County Planning Board’s recommendation that the proposed action will have no significant countywide or intermunicipal impact and to defer to local consideration.

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

A motion was made by Ms. Dugan and seconded by Mr. Gilchrist to adjourn the meeting at 7:40 p.m.