

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON APRIL 12, 2017 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK

MEMBERS PRESENT: Mark Cady
Dot Dugan
Frank Gilchrist

Dave Such
Joe Kokernak

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 A USE VARIANCE FOR V&J HOMES, LLC, PROSPECTIVE OWNER OF 2400 3RD AVENUE, WATERVLIET, NEW YORK, TO RENOVATE BUILDING INTO FIVE HIGHER END APARTMENTS

Vincent Salvagio and Jason Beaulieu are seeking a use variance to renovate the former CRS post located at 2400 3rd Avenue, Watervliet, New York into five higher end apartments. They are proposing the following: downstairs - 900 sf one bedroom, 900 sf two bedroom, 600 sf one bedroom and upstairs – 1250 sf two bedroom, 1400 sf three bedroom. They are also proposing eight parking spots in a parking lot to be located on the side of the building. It is their plan to install high quality hardwood floors downstairs and to restore the hardwood floors upstairs, stainless steel appliances, granite countertops, tile floors and shower enclosure in the bathrooms. Rents will be between \$750 and \$950 for downstairs apartments and between \$1100 and \$1300 for upstairs with heat included. Trash will be picked up by the City of Watervliet and they will offer a tenant a break on their rent to be responsible for getting the garbage and recycling out. Smoking and pets are not allowed and there will be a screening process for tenants. Snow removal will be through a contractor. The Board asked for the addresses for the properties the applicants own in Troy. They also need more detailed financial information including estimates from contractors to justify why they need five apartments instead of four or three. One neighbor with concerns about security, parking, limits on the number of tenants per apartment, fence and sidewalk repair and traffic. They explained motion detectors would be installed outside and the number of tenants per apartment will be controlled per code.

A motion was made by Frank Gilchrist and seconded by Joe Kokernak to table the application.

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

CONSIDERATION FOR A SPECIAL USE PERMIT FOR FIGH MOSQUE, INC., PROSPECTIVE BUYER OF 817-819 23RD STREET, WATERVLIET, NEW YORK, TO ALLOW USE AS A HOUSE OF WORSHIP

Marwa Elbially, Esq. spoke on behalf of the Mosque. She believes the non-conforming use still applies and that the only difference is the change of religion because the building has continued to be a house of worship by the Presbytery. Faisal Ahmad spoke about the intensions with the building. He said the hours would be M-T from 2:00-5:00 p.m. and weekends from 2:00-6:00 p.m. They hold Friday afternoon prayer from 12:00-2:00 p.m. Watervliet appeals to them because many of their parishioners live in Watervliet and it's on the bus line or within walking distance. They intend to maintain the historical nature of the building and the neighborhood. He has spoken to some of the neighbors and they seemed happy the property is keeping a

religious use. No one would live there but they may look into purchasing a house nearby to be used as a pastor house. A caretaker will be hired and security cameras will be installed. He currently runs a class for refugees with 10-20 students.

Carolyn Lemmon of the Presbytery of Albany stated that although the last mass was November of 2015, a parent group was still meeting until the Spring of 2016. Mark Gilchrist disputes that this would indicate that the Presbytery was still operating the property as a religious entity and still believes a Special Use Permit is required.

Two Albany residents spoke in favor of the Mosque. Two homeowners in the vicinity of the church spoke regarding parking issues in the neighborhood. Saqib Choudry stated that will provide some parking on 19th Street and parishioners could walk to the Mosque from there. Mark Gilchrist told him to submit an official plan for that parking.

Marwa Elbially plans to submit paperwork maintaining that the non-conforming use still applies.

A motion was made by Mr. Cady and seconded by Mr. Such to table the matter until next month.

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

A motion was made by Joe Kokernak and seconded by Dot Dugan to adjourn the meeting at 9:10 p.m.