

MINUTES FROM THE CITY OF WATERVLIET PLANNING BOARD MEETING HELD ON WEDNESDAY, JANUARY 27, 2016 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK

MEMBERS PRESENT: Chairman Donnelly Whitehead Mike Duffey
 Jim Chartrand Dave Dressel
 Dave Sylvester

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

APPLICATION OF 422 5th AVENUE LLC (FORMER ELKS CLUB PARKING LOT), OWNER OF PROPERTY LOCATED 422 5th AVENUE, WATERVLIET, NEW YORK, SEEKING SITE PLAN REVIEW FOR PROSPECTIVE BUYER, ENZO SOFIA, TO CONSTRUCT AN EIGHT-UNIT RESIDENTIAL BUILDING FOR THE 3RD AVENUE SIDE OF THE PROPERTY

Enzo Sofia stated that he found a solution to his runoff/stormwater issues discussed at November’s meeting. He plans to enter into an easement agreement with the owner of the property. A legal document will be drawn up and the easement will be described in the deeds. Dave Dressel stated that DEC was okay with this solution.

Mr. Whitehead read the Part II SEQR questions and all were answered as having “no, or small impact may occur”. A motion was made by Mr. Whitehead and seconded by Mr. Dressel to approve the SEQR as an unlisted action.

	Yes	No
Don Whitehead	Motion	
Dave Dressel	Second	
Jim Chartrand	X	
Dave Sylvester	X	
Mike Duffey	X	

Due to the proximity of this project to NYS Route 32, it was necessary to refer the application to the Albany County Planning Board (ACPB). On January 21, 2016, the ACPB’s recommendation was that the proposed action will have no significant countywide or intermunicipal impact and to defer to local consideration. A motion was made by Mr. Whitehead and seconded by Mr. Sylvester to accept ACPB’s recommendation.

	Yes	No
Don Whitehead	Motion	
Dave Dressel	X	
Jim Chartrand	X	
Dave Sylvester	Second	
Mike Duffey	X	

A motion was made by Mr. Dressel and seconded by Mr. Duffey to grant preliminary and final site plan review contingent on Mr. Sofia producing a written easement agreement between himself and the property owner. This approval authorizes Planning Board Chairman to stamp and sign the final plat.

	Yes	No
Don Whitehead	X	
Dave Dressel	Motion	
Jim Chartrand	X	
Dave Sylvester	X	
Mike Duffey	Second	

APPLICATION OF 317 21ST STREET, LLC, 8 LAKEWOOD MEADOWS, CLIFTON PARK, NEW YORK, SEEKING TO SUBDIVIDE PROPERTY LOCATED AT 317 21ST STREET, WATERVLIET, NEW YORK INTO TWO LOTS

Christopher McCarthy was present on behalf of the applicant. He and his sister own the property in question. Dave Dressel started out by explaining that there is a good possibility that the two properties share a waterline. In order to subdivide property in Watervliet they must have separate utilities. He stated there is no main waterline on 21st Street which is the reason for this line of thinking. Mr. McCarthy stated that one of his tenants has been there for 45 years and stated that he believes the water could be supplied by the alley. Nevertheless, the only way to know for sure is to make an appointment with the Water Department so they can get into the basement of both structures and take a look.

Mr. Gilchrist mentioned that the proposed subdivision will leave the two-family on 21st Street with a lot size of 1800 sf (a legal buildable lot in Watervliet is 4000 sf) plus it leaves the property oddly proportioned. Part of the reason for that proportion is to allow both properties access to the alley. If it were revised to go straight back to the fence then the property would have a total of 2700 sf. Mr. McCarthy agrees that 1800 sf seems small and that he would discuss a possible change with his sister. Mr. Gilchrist did mention that a new survey would have to be done if they plan to move it to 2700 sf.

A motion was made by Mr. Dressel and seconded by Mr. Duffey to table the application.

	Yes	No
Don Whitehead	X	
Dave Dressel	Motion	
Dave Sylvester	X	
Jim Chartrand	X	
Mike Duffey	Second	

CONSIDERATION OF THE ALBANY COUNTY PLANNING BOARD'S RECOMMENDATION ON THE APPLICATION OF HIGHLAND TANK, 958 19TH STREET, WATERVILET, NEW YORK, SEEKING SITE PLAN REVIEW FOR AN UPGRADED STATE-OF-THE-ART PAINT ROOM ADDITION.

On January 21, 2016, the Albany County Planning Board's (ACPB) recommendation was that the proposed action will have no significant countywide or intermunicipal impact and to defer to local consideration. A motion was made by Mr. Whitehead and seconded by Mr. Sylvester to accept ACPB's recommendation.

A motion was made by Mr. Whitehead and seconded by Mr. Duffey to accept the ACPB's decision.

	Yes	No
Don Whitehead	Motion	
Dave Dressel	X	
Dave Sylvester	X	
Jim Chartrand	X	
Mike Duffey	Second	

A motion was made by Mr. Whitehead and seconded by Mr. Sylvester to adjourn the meeting at 7:40 p.m.