

MINUTES FROM THE CITY OF WATERVLIET PLANNING BOARD MEETING HELD ON WEDNESDAY, MAY 30, 2018 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK

MEMBERS PRESENT:	Donnelly Whitehead Dave Sylvester Mike Duffey Jim Chartrand	ALSO PRESENT:	Chris Chartrand Mark Gilchrist Yordan Huban Paul LaBoisierre
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Mr. Whitehead called the meeting to order at 7:05 p.m. and asked the recording secretary to take attendance and to read the agenda.

APPLICATION OF JEFFERY COLLETT, OWNER OF PROPERTY LOCATED AT 1855 12TH AVENUE, WATERVLIET, NEW YORK, SEEKING SITE PLAN REVIEW AND APPROVAL FOR A 12' X 24' ADDITION TO BE LOCATED AT THE REAR OF SAID BUILDING

Jeff Collett explained Konicek & Collett Funeral Home has continually been getting busier and this proposed addition would update their prep area up to industry standard. The new prep area will be slightly smaller than the current pre area located in the basement. This also includes adding handicapped accessibility in the back. They also plan to enclose the front door area due to weather.

Chairman Whitehead went over SEQR and it was decided this was an unlisted Type 2 action with no significant adverse impact to the environment and that the Watervliet Planning Board was the lead agency. A motion was made by Mr. Duffey and seconded by Mr. Sylvester.

	YES	NO
Jim Chartrand	X	
Don Whitehead	X	
Dave Sylvester	Second	
Mike Duffey	Motion	

A motion was made by Mr. Duffey and seconded by Mr. Chartrand to refer the application to the Albany County Planning Board pursuant to §239-n of the New York State General Municipal Law.

	YES	NO
Jim Chartrand	Second	
Don Whitehead	X	
Dave Sylvester	X	
Mike Duffey	Duffey	

A motion was made by Mr. Duffey and seconded by Mr. Sylvester to grant preliminary and final subdivision approval conditioned on referring the application and supporting documentation to the Albany County Planning Board and receipt of an Albany County Planning Board Notification and Recommendation to defer to local consideration; and once received, the Chairman is authorized to sign the final plat, but if there is a different recommendation, the applicant will be notified to address the comments.

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

CONSIDERATION OF THE ALBANY COUNTY PLANNING BOARD’S RECOMMENDATION ON THE APPLICATION OF STEEVI RUTELLA, OWNER OF 17 BALL PLACE, WATERVLIET, NEW YORK, SEEKING SITE PLAN REVIEW TO SUBDIVIDE PARCEL INTO TWO LOTS

A Motion was made by Mr. Duffey and seconded by Mr. Sylvester to accept Albany County Planning Board’s recommendation to defer to local consideration.

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

CONSIDERATION OF THE ALBANY COUNTY PLANNING BOARD’S RECOMMENDATION ON THE APPLICATION OF CHRIS COLWELL, OWNER OF 2400 3RD AVENUE, WATERVLIET, NEW YORK, SEEKING SITE PLAN REVIEW FOR AN EIGHT (8) CAR PARKING LOT ON SAID PROPERTY

A Motion was made by Mr. Duffey and seconded by Mr. Sylvester to accept Albany County Planning Board’s recommendation to defer to local consideration.

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

SKETCH PLAN CONFERENCE REGARDING PROPOSED APPLICATION OF SHEILA DUNCAN, OWNER OF PROPERTY LOCATED AT 200 23RD STREET, WATERVLIET, NEW YORK, SEEKING TO OPEN A GAS STATION WITH MINI MART/DELIING LOT ON SAID PROPERTY

Sheila Duncan owns 200 23rd Street and she is proposing to open a hometown deli and gas station. In addition to a regular deli sandwich menu, employees would be free to bake and cook (she stocks a pantry and every day there are different menu items) She and her husband run a very successful similar business in Poestenkill called Farm to Market Country Store (former Bubie’s). She envisions a canal theme. The gas will be supplied by Valero. This particular property was Selby’s repair shop and gas station at one time lost its pre-existing, non-conforming use because it’s been vacant for over a year. They would have to get a waiver from the zoning board for the 50 foot rule for gas tanks from residential property. Other items that will need consideration– green space, building esthetic, number of pumps, parking, traffic, potential addition. The next step will be for Sheila to put together a business proposal and plot plan.

Meeting was adjourned at 8:20 p.m.