

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON OCTOBER 12, 2016 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK

MEMBERS PRESENT: Mark Cady
Dot Dugan
Frank Gilchrist

Jeff Czarnecki
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.

APPLICATION OF SAQIB CHOUDRY, 1856 12TH AVENUE, WATERVLIET, NEW YORK, SEEKING TO INSTALL A DRIVEWAY ON THE NORTH SIDE OF PROPERTY LOCATED AT 1517 9TH AVENUE, WATERVLIET, NY

Saqib Choudry was present on behalf of the application. He is seeking to install a driveway at property located at 1856 12th Avenue, Watervliet, New York. Plot plan was submitted to the planning board last month for subdivision and preliminary approval was granted. The driveway will be professionally installed (blacktop) and will provide off street parking for one car. The proposed driveway is 16 feet but it was pointed out that the curb cut cannot be more than 10 feet.

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. Cady and seconded by Mr. Gilchrist.

	YES	NO
Mark Cady	Motion	
Dave Such	X	
Frank Gilchrist	Gilchrist	
Dot Dugan	X	
Jeff Czarnecki	X	

A motion was made by Mr. Cady and seconded by Mr. Czarnecki to submit the application to the Albany County Planning Board. This is necessary because the property is within 500 feet of the boundary of the Town of Colonie (General Municipal Law 239M).

	YES	NO
Mark Cady	Motion	
Dave Such	X	
Frank Gilchrist	X	
Dot Dugan	X	
Jeff Czarnecki	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 adding value to the home which then adds value to the neighborhood; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because it is a driveway; (3) The requested area variance is not substantial because it is the only house in the neighborhood; (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 driveway is in a residential area; (5) The alleged difficulty was self-created because the home was purchased without the driveway but the installation of a driveway will be positive for the neighborhood.

A motion was made by Mr. Such and seconded by Ms. Dugan to approve the application with the following stipulations: (1) snow removal must be done and snow must be put on the applicant's property; (2) Driveway must be pitched so that drainage is away from neighbor's property; (3) The applicant shall apply for the permit for the driveway within 90 days of the date of this Resolution; and shall comply with all required 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	X	
Dot Dugan	Second	
Dave Such	Motion	
Joe Kokernak	X	

CONSIDERATION OF THE ALBANY COUNTY PLANNING BOARD'S RECOMMENDATION ON THE APPLICATION OF LINZAK, LLC, OWNER OF PROPERTY LOCATED AT 626 1ST AVENUE, WATERVLIT, NEW YORK, SEEKING A USE VARIANCE TO ALLOW AN EXISTING VACANT WAREHOUSE TO BECOME A PRIVATE GYM

A motion was made by Mr. Gilchrist 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	Motion	
Dot Dugan	X	
Dave Such	X	
Joe Kokernak	X	

The meeting was adjourned at 7:30 p.m.