

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON JANUARY 11, 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
Jeff Czarnecki

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 4' HIGH FENCE AT PROPERTY LOCATED AT 2436 3RD AVENUE, WATERVLIET, NEW YORK

Steve Haita, owner of 2436 3rd Avenue, Watervliet, New York, seeking approval for an area variance to install a 4' high resin fence. He feels it will enhance the property and help to privatize the seating for his Gus's Hot Dogs patrons and serve as a wind barrier for tables. He also wants to deter people from cutting across his property from the alleyway. It will not affect traffic and will be professionally installed.

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. Gilchrist and seconded by Mr. Czarnecki.

	YES	NO
Mark Cady	X	
Dave Such	X	
Frank Gilchrist	Motion	
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 will enhance the look of the neighborhood; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because the fence will stop cross drafts and blowing debris; (3) The requested variance is not substantial because it is a fence on a corner lot; (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 fence will not block visibility of traffic because the street is a one way which runs north to south; (5) The alleged difficulty was not self-created because the fence is going around a vacant lot.

A motion was made by Mr. Czarnecki and seconded by Ms. Dugan to approve the application with the following stipulations: (1) the fence must be professionally installed; (2) the fence must be maintained; (3) full compliance with permit approvals and codes; (4) 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	X	
Jeff Czarnecki	Motion	

CONSIDERATION FOR A USE VARIANCE FOR LARRY REID, PROSPECTIVE BUYER OF 601 23RD STREET, WATERVLIT, NEW YORK, TO USE THE STOREFRONT AS A PROFESSIONAL OFFICE

Victor Caponera spoke on behalf of the building’s owner, Dan Ferritto and prospective owner, Larry Reid. The building has a very large apartment on the 2nd floor, a smaller apartment on the 1st floor and a storefront (was home of Geno’s Sausage). Dr. Reid would like to purchase the building and utilize the storefront as a professional office for the Alzheimer Prevention Project. This use of the storefront would be less of an impact on the neighborhood than Geno’s Sausage was. John MacAffer of CB Richard Ellis spoke about the condition of the building. He said asking price started at \$144,900 and he currently has it under contract with Dr. Reid for \$93,750. Mr. Cady explained that it is the legal responsibility of the owner to prove to the board that it would create financial hardship if he were to convert this space into a one or two family home. This would have to include estimates from contractors, prospective rental income projections, etc. Mr. Caponera said he completely understood what the Board was looking for.

Richard Collins of 609 23rd Street, Watervliet, New York spoke in favor of the project. He thought the new use would fit nicely into the neighborhood and said the property is currently an eyesore and he is not happy with the owner. A motion was made by Mr. Cady and seconded by Mr. Gilchrist to table this application to give the owner an opportunity to provide the necessary financial information.

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

CONSIDERATION OF THE ALBANY COUNTY PLANNING BOARD’S RECOMMENDATION ON THE APPLICATION OF SAQIB CHOUDRY, OWNER OF PROPERTY LOCATED AT 1517 9TH AVENUE, WATERVLIT, NEW YORK, SEEKING AN AREA VARIANCE TO INSTALL A DRIVEWAY

A motion was made by Mr. Gilchrist and seconded by Mr. Cady to accept Albany County Planning Board’s recommendation.

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