

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON JUNE 14, 2017 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.

CONSIDERATION FOR AN AREA VARIANCE TO INSTALL AN 18' X 25' DRIVEWAY IN THE FRONT OF PROPERTY LOCATED AT 522 8TH STREET, WATERVLIET, NEW YORK

Mian Nisar, owner of 522 8th Street, Watervliet, New York, seeking approval for an area variance to install a driveway. The driveway will be blacktop and he was reminded that he could not pave over the sidewalk. Saqib Choudry spoke in favor of the application.

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. Czarnecki and seconded by Mr. Gilchrist.

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

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 provide off street parking and decrease congestion; (2) The benefits sought by the applicant cannot be achieved by some other feasible method because it is a driveway and will provide off street parking; (3) The requested variance is not substantial because setbacks will be met and there will still be an adequate amount of green space on the remainder of the property; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because it is a driveway and will relieve congestion; (5) The alleged difficulty was not self-created because parking can be an issue in cities.

A motion was made by Ms. Dugan and seconded by Mr. Such to approve the application with the following stipulations: (1) the blacktop cannot cover sidewalk; (2) driveway must be pitched so that runoff will not flow to the neighbor's property; (3) Curb cut must not exceed ten feet; ; (4) Snow removal must not be into the street; (5) motor vehicle parking only and driveway cannot be used for storage; (6) Full compliance with permit approvals and codes; (7) 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	Motion	
Dave Such	Second	
Jeff Czarnecki	X	

CONSIDERATION FOR AN AREA VARIANCE TO INSTALL AN 16' X 20' DRIVEWAY ON THE WISWALL AVENUE SIDE OF PROPERTY LOCATED AT 1216 19TH STREET, WATERVLIET, NEW YORK

Marwa Momot, owner of 1216 19th Street, Watervliet, New York, seeking approval for an area variance to install a driveway. The driveway will be concrete and she was reminded that he could not pave over the sidewalk. She mentioned they would not be keeping the driveway on 19th Street. The Board felt 16' would not be a big enough space for two cars; therefore, she changed it to a 20' x 20' driveway and was told it would have to be moved toward the house.

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. Czarnecki and seconded by Mr. Gilchrist.

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

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 to be installed per the Board's stipulations, will provide off street parking and decrease congestion; (2) The benefits sought by the applicant cannot be achieved by some other feasible method because there is no street parking on that portion of 19th St.; (3) The requested variance is not substantial because it is a large lot and there will be an adequate amount of green space on the remainder of the property; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because it is a driveway and will be installed properly and will meet all setbacks; (5) The alleged difficulty was not self-created because the original driveway on the 19th St side was unsafe and there is no parking on that portion of 19th St.

A motion was made by Ms. Dugan and seconded by Mr. Such to approve the application with the following stipulations: (1) must have a ten foot setback from property to the south; (2) driveway must be pitched so that runoff will not flow to the neighbor's property; (3) Snow removal must not be into the street; (4) motor vehicle parking only and driveway cannot be used for storage; (5) Full compliance with permit approvals and codes; (6) 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	Second	
Dot Dugan	Motion	
Dave Such	X	
Jeff Czarnecki	X	

Meeting was adjourned at 7:40 p.m.