MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON SEPTEMBER 13, 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 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 FOR LIONEL GAUDREAU, OWNER OF 2105 4TH AVENUE, WATERVLIET, NEW YORK TO INSTALL A SIX FOOT PRIVACY FENCE ALONG THE BACK OF SAID PROPERTY.

Lionel Gaudreau, owner of property located at 2105 6th Avenue, Watervliet, New York 12189, is looking to install a six (6) foot high privacy fence along the back of his property.

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. Such and seconded by Mr. Czarnecki.

	YES	NO
Mark Cady	Х	
Dave Such	Motion	
Frank Gilchrist	Х	
Dot Dugan	Х	
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 the fence is on their own property and will be an improvement to the neighborhood; (2) The benefits sought by the applicant cannot be achieved by some other feasible method because it is a privacy fence and also needed for security because of all the foot traffic from Price Chopper; (3) The requested variance is not substantial because it is a fence and only affects their 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 other properties have six foot fences in the neighborhood and it is an improvement; (5) The alleged difficulty was not self-created because the fence is needed for privacy/security due to Price Chopper.

A motion was made by Ms. Dugan and seconded by Mr. Gilchrist to approve the application with the following stipulations: (1) the fence and the property around it must be maintained and garbage cans must be stored inside the fence with the exception of garbage day; (2) Full compliance with 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	Х	
Dave Such	Х	
Frank Gilchrist	Second	
Dot Dugan	Motion	
Jeff Czarnecki	Х	

Meeting was adjourned at 7:20 p.m.