MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON JANUARY 17, 2018 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK

MEMBERS PRESENT: Mark Cady Dave Such ALSO PRESENT: Chris Chartrand

Frank Gilchrist Jeff Czarnecki Mark Gilchrist Yorden Huban

Chairman Cady called the meeting to order at 7:00 p.m. He asked for Chris Chartrand to take attendance and to read the agenda.

CONSIDERATION FOR AN AREA VARIANCE FOR MELISSA DEROCHER SEEKING TO INSTALL A 10 X 12 FOOT FREE STANDING SHED ON PROPERTY LOCATED AT 377 3RD AVENUE, WATERVLIET, NEW YORK

Melissa Derocher, owner of 377 3rd Avenue, Watervliet, New York is seeking approval for an area variance to install a 10 X 12 foot free standing shed on property. The reason she must seek an area variance is that her property is considered a through lot (runs 3rd Avenue to 5th Avenue) and an accessory structure cannot be in a front yard. Mr. Derocher has a ridable scooter due to a disability and the shed will be used for storage of the scooter (the front of the house is on 3rd Avenue which is where the shed is to be located for easy access).

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. Cady.

	YES	NO
Mark Cady	Second	
Dave Such	Χ	
Frank Gilchrist	Χ	
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 an esthetically pleasing shed; (2) The benefits sought by the applicant cannot be achieved by some other feasible method because it is to be used as storage for a scooter operated by the applicant's disabled spouse and property is identified as a through yard; (3) The requested variance is not substantial because it is a shed and leaves sufficient green space; (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 shed and the applicant is not changing anything environmental; (5) The alleged difficulty was not self-created because the property is identified as a through yard with dual front yards.

A motion was made by Mr. Gilchrist and seconded by Mr. Such to approve the application with the following stipulations: (1) the shed must be maintained; (2) no storage of flammable materials; (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	Х	
Dave Such	Second	
Frank Gilchrist	Motion	
Jeff Czarnecki	Х	

CONSIDERATION FOR AN AREA VARIANCE FOR DAVID DESTEFANO SEEKING TO INSTALL A 10' X 43' DRIVEWAY AT 428 1ST AVENUE, WATERVLIET, NEW YORK

David DeStefano, owner of 428 1st Avenue, Watervliet, New York is seeking approval for an area variance to install a 10' x 43' driveway at said property. Mr. DeStefano explained he would like the off street parking so he could park his car and motorcycle (and possible his brother's car). The driveway would be blacktop and he will remove the fence. The alley behind him is not maintained; therefore, putting the entrance to the driveway in the back is not an option. There was a question about the distance between Mr. DeStefano's house to his neighbor to the north; therefore, a motion was made by Mr. Gilchrist and seconded by Mr. Such to table the application in order for the Building Department to send someone over to measure.

	YES	NO
Mark Cady	Χ	
Frank Gilchrist	Motion	
Dave Such	Second	
Jeff Czarnecki	Χ	

Meeting adjourned at 7:50 p.m.