

A motion was made by Mr. Such and seconded by Mr. Gilchrist to approve the application with the following stipulations: (1) Any outside lighting must be down facing; (2) Ramp must be maintained; (3) Must be approved by the Albany County Planning Board; (4) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet and New York State; (3) If the applicant does not take the necessary steps to act upon this variance within 90 days of the date of this Resolution, then this variance shall be deemed null and void.

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

CONSIDERATION FOR AN AREA VARIANCE FOR LYALL MACFEE, PROSPECTIVE OWNER OF PROPERTY LOCATED AT 1436 1ST AVENUE, WATERVLIT, NEW YORK, TO BUILD A 6' X 25' FRONT PORCH WITH ROOF

Mr. Macfee is under contract to purchase this home and would like to add a front porch. Will be constructed of wood with spindles and painted to match the façade of the house. The roof will be pitched to the front and the porch will be built by a professional contractor.

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 Ms. Dugan and seconded by Mr. Czarnecki.

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

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 addition of a front porch will enhance the property as well as surrounding properties; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because he is seeking a front porch; (3) The requested variance is not substantial because it leaves adequate green space and it is a small addition to the house; (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 front porch and not a major addition; (5) The alleged difficulty was self-created because the applicant would like a home with a front porch and it does not existing on this property.

A motion was made by Ms. Dugan and seconded by Mr. Czarnecki to grant the variance with the following stipulations: (1) Porch must be painted and maintained; (2) Outside lighting should light up the porch only; (3) The porch is not to be used for storage; (4) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; (5) If the applicant does not take the necessary steps to act upon this variance within 90 days of the date of this Resolution, then the variance shall be deemed null and void.

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

CONSIDERATION OF THE ALBANY COUNTY PLANNING BOARD’S RECOMMENDATION ON THE APPLICATION OF STEEVI RUTELLA, OWNER OF PROPERTY LOCATED AT 17 BALL PLACE, WATERVLIT, NEW YORK, TO INSTALL A DRIVEWAY WITH TWO PARKING SPACES LOCATED IN THE REAR OF A PROSPECTIVE HOME IN ORDER TO PROVIDE THE REQUIRED OFF STREET PARKING ACCORDING TO THE CITY’S CODE

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

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

Meeting adjourned at 8:15 p.m.