

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

MEMBERS PRESENT: Mark Cady
Jeff Czarnecki

Dave Such
Joe Kokernak

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 MICHAEL & LIZ HARTKERN TO INSTALL A 15 X 40 DRIVEWAY ON THE SIDE OF THEIR HOUSE LOCATED AT 5 MANOR PLACE, WATERVLIET, NEW YORK

Michael Hartkern explained that he would like to move his driveway to increase their yard space and the new driveway will now be 12 x 40, not 15 x. 40. This driveway will border his neighbor (the Hartkern’s actually own part of the neighbor’s property). He will have the needed amount of green space. Driveway will be 6” crushed stone and will pitch toward the road. Mary McGovern, 600 Manor Place, Watervliet, New York spoke in favor of the application.

Regarding SEQR, the board determined that it is a Type II action and that no further review relative to this proposal is required.

	YES	NO
Mark Cady	X	
Joe Kokernak	Motion	
Jeff Czarnecki	Second	
Dave Such	X	

The ZBA weighed the effects of the requested variance and made the following findings: (1) The requested variance will not create an undesirable change in the character of the neighborhood or detriment to nearby properties because the only thing the applicant wishes to do is move the driveway; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because they are just moving the driveway; (3) The requested area variance is not substantial because they are just moving the driveway; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because they are just moving the driveway; (5) The alleged difficulty was not self-created because they are moving the driveway to increase their yard space and are keeping the same green space.

The area variance was granted with the following stipulations: (1) Driveway must be pitched toward the street; (2) Snow cannot be pushed into the street; (3) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; (4) 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 is deemed null and void.

CONSIDERATION FOR AN AREA VARIANCE FOR SHERRY GIPP TO INSTALL A 20' X 20' PARKING AREA IN THE FRONT OF HER HOUSE LOCATED AT 2421 8TH AVENUE, WATERVLIET, NEW YORK

Sherry Gipp explained that she would like to install a 20' x 20' parking area in front of her house so she and her mom could parking there off the street. There is not a sidewalk in front of the house (just grass). There is a cement walkway from her front door and a cement walkway on the side. From the front of her house to the road is approximately 20 feet and a standard smaller SUV is 17 or 18 feet long.

Mr. Cady pointed out that during a snow emergency the snowplow would have no choice but to push the snow right in front of her car and she would not be able to move it. Ms. Gipp explained she didn't see that as a problem. He stated that if the vehicle is 18 feet long and if she pulls right to the foundation of her house, there will not be much room behind the car and the snow would have to be cleared right to the foundation of the house.

She stated that before she bought the home, she asked the Building Department about parking in the back; and she was told that would be perfectly fine. There would be no zoning involved at all. However, since living there she noticed that the alleyway is a lot busier than she anticipated. Mr. Cady explained that the alleyways are plowed (just not first), and in his opinion the parking is much better suited for the back.

Ms. Gipp mentioned that her neighbors have a garage and that their homes are perfectly aligned, and Mr. Cady pointed out that that had a garage.

Paul Laboissiere explained that with regard to the side setback, the sidewalk would have to be torn up to meet the three feet of green space requirement. His biggest concern is the distance between the house and the road is really tight. If it was put in the rear, all Ms. Gipp would need is a building permit.

A motion was made by Joe Kokernak and seconded by Mark Cady to table the application. This will give the building department an opportunity to do some precise measurements and for Ms. Gipp to look into putting the parking area in the back.

	YES	NO
Mark Cady	Second	
Joe Kokernak	Motion	
Jeff Czarnecki	X	
Dave Such	X	

A motion was made by Joe Kokernak and seconded by Dave Such to adjourn the meeting at 7:45 p.m.