

**MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON DECEMBER 12, 2018 AT 6:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK**

MEMBERS PRESENT: Mark Cady                      Dave Such                      ALSO PRESENT:              Chris Chartrand  
                                 Jeff Czarnecki (6:15)      Joe Kokernak    Yorden Huban  
                                 Frank Gilchrist

Chairman Cady called the meeting to order at 6:00 p.m. He asked the recording secretary to take attendance and to read the agenda.

**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 8<sup>TH</sup> AVENUE, WATERVLIET, NEW YORK**

Sherry Gipp was before the board on November 7<sup>th</sup> and her application was tabled. It was suggested that she install the parking area in the back of her property as opposed to the front. She explained the back wasn't a good option for her because there is a fence in the way. She still wants to install a 20' x 20' parking area in the front of her house. She handed the Board photos. 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. She would use whatever materials required by the Board for the driveway (concrete, blacktop, etc.)

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.

Ms. Gipp stated that parking in the front is a problem stating there is a garage across the street that always has people parking on the street. When asked where she would put the snow after a snowstorm, Ms. Gipp replied she would put in on her lawn.

Paul Laboisserre could not attend the meeting, but he did submit a letter to the Board opposing the front driveway. Mr. Gilchrist felt the parking area was better suited for the back of the house and saw lots of issues with putting it in front.

Regarding SEQR, a motion was made by Mr. Such and seconded by Mr. Gilchrist, determining this was a Type II action that will not have a significant adverse impact on the environment and is not subject to further review.

	YES	NO
Mark Cady	X	
Joe Kokernak	X	
Gilchrist	Second	
Dave Such	Motion	

The Zoning Board of Appeals weighed the effects of the requested variance on the interests of the applicant and on the health, safety and welfare of the neighborhood and community and made the following findings: (1) The requested variance will create an undesirable change in the character of the neighborhood or detriment to nearby properties because lack of room in the front will change the appearance of the

neighborhood; (2) The benefit sought by the applicant can be achieved by some other feasible method because there is plenty of room in the rear and it will not require zoning approval; (3) The requested area variance is substantial because it will take up most of the front yard; (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 only a driveway; (5) The alleged difficulty was self-created because there is plenty of room in the back, and it will not require anything other than a building permit.

A motion was made by Mr. Gilchrist and seconded by Mr. Such to deny the application.

	YES	NO
Mark Cady	X	
Joe Kokernak	X	
Gilchrist	Motion	
Dave Such	Second	

The meeting was adjourned at 6:35 p.m.