

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON JANUARY 9, 2019 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLIET, NEW YORK

MEMBERS PRESENT: Joe Kokernak Frank Gilchrist ALSO PRESENT: Chris Chartrand
Dave Such Jeff Czarnecki
Mark Cady

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 A USE VARIANCE FOR MICHAEL O’HARE, PROPSECTIVE OWNER OF 500 13TH STREET, WATERVLIET, NEW YORK, SEEKING TO UTILIZE SAID PROPERTY AS A STORAGE WAREHOUSE

Michael O’Hare explained he was looking to purchase this building to store materials for his refrigeration business (tubes, caulk, foam, metal trim, panels). He owns the garage that faces 5th Avenue right next door to this building. He also said he has no specific plans for the lot on 13th Street. Frank Gilchrist mentioned storing inside is one thing but he can’t store materials on the lot. He planned to clean the building out and improve the aesthetics and structure of the building. P.J. Facteau, who lives at 1233 6th Avenue and owns 514 13th Street, spoke in favor of the application. He mentioned that the building has been a nuisance for 8-10 years and this would clean it up and get it back on the tax roll. Ann Woods, who resides at 515 13th Street, also spoke in favor of the application as long as the storage was kept to the inside of the building and not outside on the lot.

Mr. O’Hare did not supply the Board with sufficient financial hardship documentation show why it would not be cost effective to make this a one or two family home. The meeting was tabled to give Mr. O’Hare the opportunity to gather the proof that he cannot get a reasonable return on the purchase if the property was converted to a one or family residence.

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

Meeting adjourned at 7:45 p.m.