

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

MEMBERS PRESENT: Joe Kokernak Frank Gilchrist
Dave Such
Mark Cady

ALSO PRESENT: Chris Chartrand
Yorden Huban
Paul LaBoissiere

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 KUMAR BANDARI TO UTILIZE PROPERTY LOCATED AT 1604-1606 3RD AVENUE, WATERVLIET, NEW YORK, AS A FOUR FAMILY HOME AND AN AREA VARIANCE TO INSTALL OFF STREET PARKING IN THE REAR OF THE HOME

Kumar Bandari was present along with his architect, Mark Besse. They explained the home was used as a 4 family but because it has been vacant for over a year a 4 family is no longer permitted. Mr. Bandari explained the size of the apartments would be too large if he was to utilize the property as a 2 unit. He explained he is gutting the house – needs bathrooms, kitchens, new electrical, basement work, new heating and plumbing. More than likely, each apartment would have 3 bedrooms. Mr. Bundari did not provide the necessary financial documentation the Board would need to consider the application. They requested he expand his breakdown of repairs. The Board also decided to wait to hear the area variance application for the off street parking until the use variance was approved. The application was tabled to give Mr. Bandari an opportunity to present financial evidence that he cannot realize a reasonable return from the property. He asked for a letter explaining the adjournment that he could forward to the bank in order to extend his contract to purchase. The City agreed a letter would be provided explaining the adjournment.

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

Meeting adjourned at 7:55 p.m.