

**MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON MARCH 11, 2020 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLIET, NEW YORK**

MEMBERS PRESENT: Frank Gilchrist  
Dave Such  
Mark Cady  
Joe Kokernak  
Ken Keefer

ALSO PRESENT: Chris Chartrand  
Paul LaBoissiere  
Yorden Huban

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 AN AREA VARIANCE TO ADDRESS THE MINIMUM PARKING SPACE REQUIREMENT TO UTILIZE PROPERTY LOCATED AT 310 23<sup>RD</sup> STREET, WATERVLIET, NEW YORK AS A DAYCARE CENTER.**

Peggy Anim explained that she is looking to open a daycare center. She would have six employees and kids would be dropped off in the morning and picked up in the afternoon. According to the Code, Ms. Anim would need one parking spot for each employee and one parking space per 10 children attending. There are currently 5 parking spots. She explained that not all of her employees will have vehicles and the location is very close to the bus line. She does not foresee any family get-togethers or shows at the daycare center. One resident spoke in favor of the application noting that there are no parking problems in this area. She has a plan in place for snow removal and will place dumpster at the back side of the building for trash removal.

Regarding SEQRA the City of Watervliet Zoning Board of Appeals determined that the proposed action is a Type II action and that no further review relative to this proposal is required by SEQRA.

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

The Watervliet 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 makes the following findings: (1) The requested area variance will not create an undesirable change to the character of the neighborhood or detriment to nearby properties because the existing parking area will be utilized with the allowable amount of greenspace; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because it's an existing lot; (3) The requested area variance is not substantial because it is an existing building which is not exceeding the existing footprint; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because there are no proposed changes to the building or grounds; (5) The alleged difficulty was not self-created because the building has been there for a number of years with the parking area.

A motion was made by Dave Such and seconded by Frank Gilchrist to grant the application with the following stipulations: (1) Snow removal cannot go into the street; (2) Parking lot must be striped; (3) All exterior lighting must be downfacing; (4) Approval must be granted by New York State Office of Family Services to operate the daycare business; (5) The applicant shall comply with all required permit approvals and all other

applicable provisions of the Code of the City of Watervliet; (6) 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
Frank Gilchrist	Second	
Dave Such	Motion	
Ken Keefer	X	
Joe Kokernak	X	
Mark Cady	X	

**CONSIDERATION FOR A USE VARIANCE TO UTILIZE PROPERTY LOCATED AT 925 24<sup>TH</sup> STREET, WATERVLIET, NEW YORK AS A SELF-STORAGE FACILITY.**

Justin Haas is the prospective owner of the property, and he is proposing to purchase the building and make it a self-storage facility with 90-110 units. Units would be between 5x5 and 10x10 and made out of corrugated steel. He currently owns another similar facility in Troy. Hours would be by appointment only between 8:00 a.m.-5:00 p.m. Customers would get key pad access. He will install security cameras and two clear doors in front. He needs no bathroom, no water and minimal heating.

Questions were asked about encapsulating asbestos and about whether a sprinkler system would be required. Mr. Haas does not know if asbestos is in the building but knows that if it were found, he would have to remove it. Paul Laboissiere of the building department is going to look into whether a sprinkler system is required and would need a copy of the contract first to see what is/is not allowed to be stored.

Mr. Haas does not allow the storage of gas, chemicals, etc.; and Joe Kokernak asked if the contract indicates such. He was unsure of the exact working of the contract; therefore, the Board agreed they would like to see a copy of what his customers sign.

Dave Such is concerned about customers pulling up onto the sidewalk to unload – especially with the amount of school kids who live in the neighborhood. There needs to be definite language about parking on the sidewalk. Mr. Haas was also asked about snow removal, and he indicated he would be removing the snow.

Jeremy Walker of 814 24<sup>th</sup> St., Watervliet, New York spoke in favor of the application. He did state that there is a parking issue in the neighborhood. Mary Krasnapolski of 820 24<sup>th</sup> St., Watervliet, New York is concerned about the clientele who will be using the building and how Mr. Haas would oversee what is being delivered.

A motion was made by Joe Kokernak and seconded by Ken Keefer to table the application to give the building department an opportunity to confirm whether a sprinkler system would be necessary and to give Mr. Haas an opportunity to submit the contract he will be using with prospective clients. The Board would like to look at the language of the contract.

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

Meeting was adjourned at 8:05 p.m.