

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON SEPTEMBER 9, 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 7:05 p.m. He asked for Chris Chartrand to take attendance and to read the agenda.

CONSIDERATION OF THE ALBANY COUNTY PLANNING BOARD’S RECOMMENDATION ON THE APPLICATION OF FIQH MOSQUE, OWNER OF 817-819 23RD STREET, WATERVLIET, NEW YORK, FOR A SPECIAL USE PERMIT TO USE THE BUILDING AND PROPERTY LOCATED AT 817-819 23RD STREET, WATERVLIET, NEW YORK AS A RELIGIOUS INSTITUTION AND FOR AN AREA VARIANCE FOR OFF STREET PARKING REQUIREMENTS

A motion was made by Mr. Cady and seconded by Mr. Gilchrist to accept the Albany County Planning Board’s recommendation to defer to local consideration.

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

CONSIDERATION OF APPLICATION OF WILLIAM GORMAN, OWNER OF PROPERTY LOCATED AT 1130 8TH AVENUE, WATERVLIET, NEW YORK 12189, FOR AN AREA VARIANCE TO CONSTRUCT A CARPORT ON THE SOUTH SIDE OF SAID PROPERTY

William Gorman explained that he is looking to construct a carport on the south side of his property. He called his neighbor and his neighbor had no problem with it. The posts will be 3 to 4 inches from the fence. The carport will be constructed out of 4 x 4 pretreated wood with a rubber roof with a small pitch. It was suggested he include a gutter, so the water doesn’t drain toward his neighbor’s property. The carport is being constructed by a contractor.

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	X	
Dave Such	X	
Ken Keefer	Motion	
Joe Kokernak	Second	
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 it is a carport on an existing driveway; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because it is a carport; (3) The requested area variance is not substantial because he is basically adding an addition to the roof of the porch; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because the neighbor is okay with proposed carport; (5) The alleged difficulty was not self-created because the property has been there for years.

A motion was made by Dave Such and seconded by Frank Gilchrist to grant the application with the following stipulations: (1) Any exterior lighting must be downfacing; (2) Must install gutter on the south side; (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 shall be deemed null and void.

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

CONSIDERATION OF APPLICATION OF CHRIS LEE, OWNER OF PROPERTY LOCATED AT 220 7TH AVENUE, WATERVLIET, NEW YORK 12189, FOR AN AREA VARIANCE TO CONSTRUCT AN 18' X 6' FRONT PORCH WITH ROOF AT SAID PROPERTY

Chris Lee explained that he is looking to construct a front porch. The old porch separated from the house and they want more space. The porch will go to the end of the sidewalk and will go along the house. It will be pressure treated lumber and a contractor is building it. The Board indicated that the porch and roof cannot impede the sidewalk at all, and they also suggested including a gutter. They explained the gutter cannot be in the public way and to pitch it so the water runs north or peak it.

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	Motion	
Ken Keefer	X	
Joe Kokernak	X	
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 it will add to the beauty and value of the home; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because they need steps

to get into the house; (3) The requested area variance is not substantial because it is just a porch; (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 porch and will add to the character of the neighborhood; (5) The alleged difficulty was not self-created because the original steps on the porch needed to be replaced.

A motion was made by Joe Kokernak and seconded by Ken Keefer to grant the application with the following stipulations: (1) New porch and roof, including gutters, cannot impede on sidewalk; (2) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; (3) 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	X	
Dave Such	X	
Ken Keefer	Second	
Joe Kokernak	Motion	
Mark Cady	X	

CONSIDERATION FOR A USE VARIANCE TO UTILIZE PROPERTY LOCATED AT 825 24TH STREET, WATERVLIET, NEW YORK AS A SELF-STORAGE FACILITY.

Angelo Russo, owner of property located at 825 24th Street, Watervliet, New York, attended the meeting. He explained he is looking to convert the building to a storage facility because apartments can't meet the parking requirements. The Board tabled the application because the prospective owner, Justin Haas, was not in attendance; and the Board had questions for him. They explained that the next meeting is October 14, 2020 and that Justin Haas needs to attend the October meeting in order to answer their questions.

A motion was made by Joe Kokernak and seconded by Ken Keefer to table the application.

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

Meeting was adjourned at 7:55 p.m.