

**MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON JUNE 16, 2021 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLIET, NEW YORK**

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

ALSO PRESENT: Chris Chartrand  
Paul LaBoissiere  
Lauren McCluskey  
Joe LaCivita

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 OF APPLICATION OF ARC, LLC AND VLIET HOLDINGS, LLC SEEKING TO CONVERT 825 24<sup>TH</sup> STREET, WATERVLIET, NEW YORK (FORMER SCHOOL 9) INTO A 17-UNIT APARTMENT BUILDING**

Dan Hershenberg, 18 Locust Street, Albany, New York, spoke on behalf of the application. He explained the applicant would like to convert the property into 17 apartments which would include 10 parking spaces (7 on vacant lot across the street and 3 on side of street). The project would require 26 parking spaces according to the City of Watervliet’s Zoning Code. The developer is out of Connecticut and has done work on Washington Avenue in Albany and Erie Boulevard in Schenectady. They have the finances for the project and the contractors. They would need to be approved for 17 apartments to make the project feasible and affordable. They would hire a management company with 24/7 property maintenance and a leasing agent. The floors would be rehabbed where possible but would be hardwood. Each apartment would have a washer/dryer, separate electric per apartment, sprinkler system. There was a discussion regarding the sewer line and whether it was equipped to handle 17 apartments. Attendees spoke in favor and against the application. The worry for neighborhood residents was the parking.

The application was tabled to allow applicant to further investigate additional parking possibilities.

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

The meeting was adjourned at 7:45 p.m.