

MINUTES FROM THE CITY OF WATERVLIET PLANNING BOARD MEETING HELD ON WEDNESDAY, MAY 26, 2021 AT 7:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK

MEMBERS PRESENT: Jeff Collett
 Jim Hayes
 Mike Duffey
 Steve Hoffman
 Eli Sands

ALSO PRESENT: Chris Chartrand
 Paul LaBoisierre
 Lauren McCluskey

Mr. Collett called the meeting to order at 7:00 p.m. and asked the recording secretary to take attendance and to read the agenda.

APPLICATION OF PAUL HUBAN, OWNER OF 1500 12TH AVENUE, WATERVLIET, NEW YORK, SEEKING TO SUBDIVIDE PROPERTY LOCATED AT 1100 16TH STREET, WATERVLIET, NEW YORK, INTO THREE BUILDING LOTS AND TO BUILD THREE TWO-STORY 2,200 SQUARE FOOT SINGLE FAMILY HOMES

Paul Huban stated he would like to subdivide the property into three lots. He has owned the property for 15 years. He would sell the property to a developer who would be responsible for greenery, utilities, etc. In 2008 his application was denied by Mr. Gilchrist who stated it was not a designated street – the City Council later determined it was a designated street. Mr. Huban is stating that in 2008 4,000 square feet was needed to build a home, subsequently Mayor Manning changed it to 10,000 square feet. A variety of residents in the neighborhood spoke against the application. Generally, the consensus was that three homes seemed excessive for the space and it would take away from the appearance (green space).

A motion was made by Mr. Duffey and seconded by Mr. Hayes to acknowledge receipt of, accept and agree with the Albany County Planning Board’s Notification and Recommendation to defer to local consideration dated May 21, 2021.

	YES	NO
Jeff Collett	X	
Steve Hoffman	X	
Jim Hayes	Second	
Mike Duffey	Motion	
Eli Sands	X	

The Board felt obligated to investigate the legalities of zoning. In particular, when zoning regulations change, is land grandfathered into former zoning regulations.

Steve Hoffman made a motion and Mike Duffey seconded the motion to table the application to allow counsel look into these legalities of zoning and how they relate to this application.

	YES	NO
Jeff Collett	X	
Steve Hoffman	Second	
Jim Hayes	X	
Mike Duffey	Motion	
Eli Sands	X	

APPLICATION OF BLACKROCK HOLDINGS, OWNER OF 403 3rd AVENUE, WATERVLIT, NEW YORK, SEEKING TO STRIPE PAVEMENT ON SOUTH AND WEST SIDE SAID PROPERTY TO CREATE ANGLED PARKING SPACES

Todd Drake is the owner of the property. D&S Auto is his tenant and runs a full-service auto repair shop. Mr. Drake believes this parking plan is cohesive and will get cars off the road.

A motion was made by Mr. Duffey and seconded by Mr. Sands to acknowledge receipt of, accept and agree with the Albany County Planning Board’s Notification and Recommendation to modify local approval to include (1) The City’s designated engineer, if it has one, should review the plans and make a recommendation to the Council. Considerations should include reduced safety of angled parking and possible use of reverse angle parking; (2) Parking stalls should be 9’ x 18’, not 12’ since they can encroach in the City Street dated May 21, 2021.

	YES	NO
Jeff Collett	X	
Steve Hoffman	X	
Jim Hayes	X	
Mike Duffey	Motion	
Eli Sands	Second	

The Planning Board will take the recommendations of the ACPB and hire an engineer at the applicant’s expense to review the plans and make recommendations. Based on the number of bays in the garage, the maximum parking spots according to City Code would be 14 plus spaces for the residential property. The applicant is asking for 25 paces and has no landscaping/green space in the proposal. A letter from a concerned resident was read into the record citing they felt the angled parking would force pedestrians to walk in the road and that cars in that area can be going fast at times. A new plan will be submitted and then forwarded to the City’s engineer for review.

A motion was made by Mr. Duffey and seconded by Mr. Sands to table the application to allow applicant to submit a new plan for the City’s engineer to review.

	YES	NO
Jeff Collett	X	
Steve Hoffman	Motion	
Jim Hayes	X	
Mike Duffey	Second	
Eli Sands	X	

Meeting was adjourned at 7:55 p.m.