

**MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON SEPTEMBER 8, 2021 AT 6:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLIET, NEW YORK**

MEMBERS PRESENT: Paul Huban  
Dave Such  
Mark Cady  
Joe Kokernak

ALSO PRESENT: Chris Chartrand  
Paul LaBoissiere  
Lauren McCluskey

Chairman Cady called the meeting to order at 6:00 p.m. He asked for Chris Chartrand to take attendance and to read the agenda.

**CONSIDERATION OF APPLICATION OF DUKENSON PIERRE-GILLES, OWNER OF 1429 3<sup>RD</sup> AVENUE, WATERVLIET, NEW YORK, SEEKING AN AREA VARIANCE FOR THE INSTALLATION OF A 10' X 19' DRIVEWAY ON EMPTY SPACE ON THIRD AVENUE (NEAR THE REAR SIDE OF SAID PROPERTY)**

Marie Pierre-Gilles, residing at 1429 3<sup>rd</sup> Avenue, Watervliet, New York, spoke on behalf of the application. Mrs. Pierre-Gilles explained that they currently park on 3<sup>rd</sup> Avenue (which is sometimes unavailable) and that last year during a snow emergency she had to leave work to move her car. Their garage is closed and used for storage. They plan on having the driveway professionally installed.

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
Paul Huban	X	
Dave Such	Second	
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 of the space available on either side of the proposed driveway; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because of the terrain in the back of the house; (3) The requested area variance is not substantial because it takes up only a small portion of the property leaving adequate green space; (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 proposed driveway will only take up a small portion of the property; (5) The alleged difficulty was not self-created but rather due to the lack of availability of parking in the City of Watervliet.

A motion was made by Dave Such and seconded by Joe Kokernak to grant the application with the following stipulations: (1) Snow removal must remain on property and not in the roadway; (2) Driveway must be pitched away from neighboring properties; (3) Curb cuts cannot be paved over existing sidewalks; (4) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; (5) 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	Motion	
Joe Kokernak	Second	
Mark Cady	X	

Andrzej Wasienko's application was on the agenda – no one was in attendance to represent the applicant. The matter will be placed on the October 13, 2021 agenda.

The meeting was adjourned at 6:30 p.m.