

MINUTES FROM THE CITY OF WATERVLIET PLANNING BOARD MEETING HELD ON OCTOBER 27, 2021 AT 6:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLIET, NEW YORK

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

ALSO PRESENT: Chris Chartrand
Paul LaBoissiere
Lauren McCluskey
Joe Lacivita

Chairman Collett called the meeting to order at 6:05 p.m. He asked for Chris Chartrand to take attendance and to read the agenda.

CONSIDERATION OF APPLICATION OF CITY RESTORATION, INC., PROSPECTIVE OWNER OF 200 23RD STREET, WATERVLIET, NEW YORK, SEEKING SITE PLAN REVIEW TO USE THE BUILDING AND PROPERTY AS A GAS STATION AND CONVENIENCE STORE

Tony Dadamo (the applicant's architect), with an address of 13 Hamilton Street, Cohoes, New York, attended the meeting on behalf of the applicant. The applicant wishes to utilize the property as a gas station and convenience store. The tanks were moved closer to the pumps away from neighboring properties. As far as the building aesthetic, they will be replacing the storefront with rainscreen panels and painting the backside. The color scheme will not include a strong orange – it will be toned down to fit the neighborhood. The store sign will not be lit, and the *GULF* sign will be a monument sign three to four feet high. Hours will be 5:30 a.m. or 6:00 a.m. to 11:00 p.m. – more than likely 10:00 p.m. on weekdays. The applicant will include a monument in the boulevard adjacent to the property for City signage. Exiting on 2nd Avenue will be right turn only. They currently have four parking spots – one handicapped and two employee spots. The Board stated dumpster pick up could not be before 6:00 a.m. and store deliveries would be during regular hours. It was discussed that gasoline deliveries would be off hours. They estimate construction would take about 6-8 months.

The lights at the pumps will be LED recessed. It was pointed out that snow would have to be moved off site – cannot push it to the corner. Mr. Dadamo mentioned an antique light fixture, but the Board would prefer a contemporary fixture to go more with the aesthetic of the building. Mr. Dadamo will bring the materials to the next meeting. The applicant agreed to remove two dead trees in the boulevard and replace with a new tree. The City will involve the Tree Committee for recommendation on what type of tree to plant.

The fueling component to have two pumps with a total of 4 fueling dispensers and no automotive repair to be done on site.

The Planning Board made a favorable recommendation for the Special Use Permit with the following conditions:

- Hours of operation will be 5:30 a.m. – 11:00 p.m. (due to residential nature surround the location)
- No refuse pickup before 6:00 a.m. (due to residential nature surrounding this and this further coincides with the Watervliet Sanitation Department's hours)
- Convenience store deliveries only during hours of operation
- Daily maintenance of garbage monitoring of the property
- Snow storage – snow shall be removed from the premises (no accumulation of snow piles on the property due to safety concerns whereby inhibiting the site distances from a vehicle or pedestrian pathway).
- Light fixtures around the building will be contemporary style that compliments the design of the building

- The applicant agreed to remove the proposed grass area in the current site plan of 10/27/21 review and replace with concrete pavers

Offsite Improvements include:

- Applicant has agreed to remove the proposed grass area in the adjacent boulevard and replace with one new tree (will seek recommendation of Tree Committee)
- Applicant has agreed to clean up green space in the boulevard and install a concrete foundation for municipal signage.

The application was sent to and reviewed by the Albany County Planning Board at the October 21, 2021 meeting. They recommended modify local approval to include: (1) Review by the NSYDEC to determine potential jurisdiction under bulk petroleum storage regulations. Petroleum comments; (2) Review by Albany County Department of Health for food service and other required permits.

A motion was made by Mr. Duffey and seconded by Mr. Hoffman to make a favorable recommendation of the applicant's proposal to the Watervliet Zoning Board.

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

The meeting was adjourned at 6:50 p.m.