

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON OCTOBER 13, 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
Frank Gilchrist

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 ANDRZEJ WASIENKO, OWNER OF 2304 8TH AVENUE, WATERVLIET, NEW YORK, SEEKING AN AREA VARIANCE FOR THE INSTALLATION OF A 10' X 18' DRIVEWAY AT SAID PROPERTY

The applicant was present at the meeting. Toras Myschuck, residing at 1417 4th Avenue, Watervliet, New York, spoke on behalf the application. He explained that Mr. Wasienko is 80 years old, and his daughter moved out of town. A driveway would give him a place to park the car when he visits her for five days at a time. It would be a closer walk into his home from the driveway. In addition, he explained his car had been hit by a plow in the past. The driveway will be concrete.

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	Second	
Dave Such	X	
Mark Cady	X	
Frank Gilchrist	Motion	

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 there is plenty of green place on the applicant's property; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because he is looking to get his vehicle off the street and seeking easier access into his house from his vehicle; (3) The requested area variance is not substantial because there is more than enough room to accommodate a driveway leaving plenty of 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 affect the applicant's property with no structure being built; (5) The alleged difficulty was not self-created because the owner needs closer access.

A motion was made by Dave Such and seconded by Mark Cady to grant the application with the following stipulations: (1) Driveway must be concrete or macadam (blacktop); (2) Grading toward the back of the property so not to go into street or neighbor's property; (3) Snow removal must remain on property and not in the roadway; (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	
Mark Cady	Second	
Paul Huban	X	

CONSIDERATION OF APPLICATION OF CITY RESTORATION, INC., PROSPECTIVE OWNER OF 200 23RD STREET, WATERVLIET, NEW YORK, SEEKING A SPECIAL USE PERMIT TO USE THE BUILDING AND PROEPRTY AS A GAS STATION AND CONVENIENCE STORE AND FOR AN AREA VARIANCE FOR SETBACK REQUIREMENTS

Tony Dadamo, 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 (with a small addition on the west side). This will include new pumps, tanks, renovated curbing, planting of greenery, pier for sign on the boulevard, new lighting, paving. The applicant will use channel letters and a monument sign at the corner taking out the old sign. At 23rd Street, they are requesting a 30-foot opening (curb cut). The tanks will be fiberglass and they will not be selling diesel fuel. Mr. Dadamo believes the criteria of the Special Use Permit is met. A motion was made by Mr. Cady and seconded by Mr. Huban to refer the application to the Watervliet Planning Board.

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

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