

MINUTES FROM THE CITY OF WATERVLIET PLANNING BOARD MEETING HELD ON NOVEMBER 23, 2021 AT 6:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLIET, NEW YORK

MEMBERS PRESENT: Jeff Collett
 Jim Hayes
 Mike Duffey
 Steve Hoffman

ALSO PRESENT: Chris Chartrand
 Paul LaBoissiere
 Lauren McCluskey

Chairman Collett 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 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 attended the meeting on behalf of the applicant. He had copies of updated plans for the project. Jeff Collett, Chairman of the Watervliet Planning Board, introduced granting site plan approval with the following stipulations and conditions:

1. Hours of operation will be 5:30 a.m.–11:00 p.m. (due to residential nature surrounding the location).
2. No refuse pickup before 6:00 a.m. (due to residential nature surrounding the location and this further coincides with the Watervliet Sanitation Department’s hours).
3. Convenience store deliveries only during hours of operation.
4. Daily maintenance of garbage monitoring of the property.
5. 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).
6. Light fixtures around the building will be contemporary style that compliments the building design.
7. The applicant agreed to remove the proposed grass area in the current site plan of 10/27/21 review and replace with concrete pavers.
8. The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet and New York State including a fire inspection.
9. Color palette will be muted.
10. Applicant will run electricity to the boulevard.
11. Signage outside of the City Code for the zoning district will come back before the Planning Board.
12. Applicant has agreed to remove the proposed grass area in the adjacent boulevard, remove two old trees and replace with one new tree (will seek recommendation of Tree Committee) – offsite improvement.
13. Applicant has agreed to clean up green space in the boulevard and install a concrete foundation for municipal signage – offsite improvement.

Regarding #7, Tony Dadamo pointed out that the applicant agreed to stamped asphalt pavers not concrete pavers. He also added that the applicant agreed to no blinking lights on the property.

A motion was made by Mike Duffey and seconded by Jim Hayes to approve the site plan. Jeff Collett voted in favor of the project, and Steve Hoffman voted against the project.

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

The meeting was adjourned 6:15 p.m.