

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON MARCH 16, 2022 AT 6:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLIET, NEW YORK

MEMBERS PRESENT: Frank Gilchrist
Dave Such
Mark Cady
Ken Keefer

ALSO PRESENT: Chris Chartrand
Lauren McCluskey
MEMBERS ABSENT: Paul Huban
Joe Kokernak

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 ANTOINETTE DELDUCE, OWNER OF PROPERTY LOCATED AT 1806-1808 6TH AVENUE, WATERVLIET, NEW YORK 12189, FOR AN AREA VARIANCE TO INSTALL A VERTICAL PLATFORM LIFT FOR A WHEELCHAIR TO THE LEFT OF THE FRONT PORCH ON SAID PROPERTY

Thomas Eagan, who resides at 110 Haswell, Watervliet, New York, spoke on behalf his aunt, Antoinette Delduce. He explained that she can no longer make the porch stairs due to mobility and health issues. She goes to dialysis three times a week and needs to be able to get to the roadway to be picked up. She is currently in a rehabilitation center but cannot stay there – the insurance is no longer covering the facility. He stated that Mr. and Mrs. Fogarty, owners of 1810 6th Avenue, Watervliet, New York, have no issues with the lift being installed. Tom also noted that it does not hinder emergency services in any way for either residence. The lift will be removed once it is no longer in use.

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
Frank Gilchrist	Second	
Dave Such	Motion	
Ken Keefer	X	
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 it is not intrusive in any way and the unit is designed for this application; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because if mounted to the front, it will block the sidewalk which is a public walkway; (3) The requested area variance is not substantial because it is a compact unit designed for this application; (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 unit is not blocking foot traffic or emergency services; (5) The alleged difficulty was not self-created because of homeowner’s declining mobility.

A motion was made by Mr. Such and seconded by Mr. Gilchrist to grant the application with the following stipulations: (1) The unit will be removed when it is no longer needed; (2) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; (3) 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	Motion	
Dave Such	Second	
Ken Keefer	X	
Mark Cady	X	

CONSIDERATION OF APPLICATION OF MARIA GONZALEZ, OWNER OF PROPERTY LOCATED AT 520 8TH STREET, WATERVLIET, NEW YORK 12189, FOR AN AREA VARIANCE TO INCREASE HER EXISTING DRIVEWAY PAD FROM 14 FEET WIDE TO 26 FEET WIDE

Maria Gonzalez, who resides at and owns 520 8th Street, Watervliet, New York, is looking to increase her existing driveway pad from 14 feet wide to 26 feet wide. Ms. Gonzalez stated she was seeking to widen her driveway to be able to fit another car especially when it snows. She is disabled and would like to park the car next to the side door. Building department noted that the code states nothing should be more than three feet high and commented that drivers coming off 5th Avenue onto 8th Street might have a hard time seeing. The board discussed that the car would have to be pulled up flush with the home to avoid blocking the intersection.

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
Frank Gilchrist	Motion	
Dave Such	X	
Ken Keefer	Second	
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 the driveway will be on Ms. Gonzalez’s property and will not block walkways; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because of limited mobility of application and the location of the door on the house; (3) The requested area variance is not substantial because it is an extension of the existing driveway and there is 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 it is an extension of an existing driveway; (5) The alleged difficulty was not self-created because it is a solution to a medical condition.

A motion was made by Mark Cady and seconded by Joe Kokernak to grant the application with the following stipulations: (1) Driveway must be pitched toward 5th Avenue; (2) Snow removal must remain on your property; (3) Vehicle must be parked beyond or even with the southeast corner of the house; (4) Driveway can’t go past the northeast corner of the house; (5) Must have at least three feet of grass; (6) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; (7) 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	
Ken Keefer	Second	
Mark Cady	X	

The meeting was adjourned at 7:35 p.m.