

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON APRIL 13, 2022 AT 6:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLIET, NEW YORK

MEMBERS PRESENT: Mark Cady
Frank Gilchrist
Joe Kokernak
Paul Huban
Ken Keefer

ALSO PRESENT: Chris Chartrand
Joe LaCivita
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 LUK OIL, LOCATED AT 1802 2ND AVENUE, WATERVLIET, NEW YORK, SEEKING AN AREA VARIANCE FOR REAR SETBACK REQUIREMENTS FOR RENOVATIONS TO THE LUK OIL GAS STATION AND CONVENIENCE STORE LOCATED AT SAID PROPERTY

Jason Singer from Nolan Engineering attended the meeting with the applicant Surinder Cheema. He went over the proposed project pointing out they were before the ZBA because they are required to have a 20-foot setback and there is only an 8-foot setback. The Board pointed out that they would like to see drawings indicating what the back of the building (setback) would look like. They would like to see side elevation with grade behind it and front to back elevation (especially for dumpster) and east elevation. The application indicated there are no construction drawings yet.

Chuck Jesmain of Watervliet Partners, 596 New Loudon Road, Latham, New York spoke in opposition to the project. Watervliet Partners stated they cannot agree to the project due to verbiage in their contracts with their national tenants. They also have concerns with the setback – he indicated the side setback near the power pole. He also questioned whether the dumpster would be able to swing in with trash truck due to the power pole, snow removal and green space.

A motion was made by Frank Gilchrist and seconded by Joe Kokernak to table the application.

	YES	NO
Mark Cady	X	
Joe Kokernak	Second	
Frank Gilchrist	Motion	
Paul Huban	X	
Ken Keefer	X	

The meeting was adjourned 6:45 p.m.