

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON JUNE 14, 2023 AT 6:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLIET, NEW YORK

MEMBERS PRESENT: Dave Such
Frank Gilchrist
Ken Keefer
Paul Huban
Joe Kokernak

ALSO PRESENT: Chris Chartrand
Paul LaBoissiere

Acting Chairman Gilchrist 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 HILTON LEE, OWNER OF PROPERTY LOCATED AT 1513 5TH AVENUE, WATERVLIET, NEW YORK, SEEKING AN AREA VARIANCE TO ALLOW FOR AN EXEMPTION FROM THE FOUR OFF-STREET PARKING SPACES REQUIRED FOR A THREE UNIT HOME AT SAID PROEPRTY

Hilton Lee and his son-in-law, Ahmed, were present at the meeting. At the May 10, 2023 meeting the use variance was granted to utilize the premises as a three-unit, and it was determined the applicant would be required to go before the Planning Board and that the application may have to go before Albany County Planning Board. After further review, City administration determined the applicant would have to just go before the Zoning Board since the back parking is technically not a parking lot. As was stated at both the March 2023 and May 2023 meetings, the code states they would need four off street parking spaces. They believe they could make two in the back. They would need to be four feet off the property line, and they cannot cover more than 40% of the yard with concrete. Two neighbors were in attendance. Both spoke against the application due to parking constraints on the street. Another neighbor, who could not attend, sent a letter making the same points about parking issues on that block. It was determined that the Board would grant an area variance exempting the 40% of green space requirement to fit the four spaces in the back of the house.

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. A motion was made by Mr. Cady and Seconded by Mr. Keefer to approve SEQR finding.

	YES	NO
Frank Gilchrist	X	
Dave Such	Second	
Joe Kokernak	Motion	
Ken Keefer	X	
Paul Huban	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 will provide additional off-street parking and match the existing lots on either side; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because we are talking about making additional parking and there is no other available option; (3) The requested area variance is not substantial because it is the conversion of a backyard to additional parking; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental

conditions of the neighborhood or district because we are taking cars off the street; (5) The alleged difficulty was not self-created because of lack of on-street parking is characteristic of the neighborhood.

A motion was made by Mr. Such and seconded by Mr. Gilchrist to grant the application with the following stipulations: (1) Parking slab to be 18' wide by 36' long for four vehicles; (2) Safety and security lighting to be provided and all lighting must be downfacing; (3) Driveway to be pitched to center and then pitched to the alley; (4) Snow removal must remain on property; (5) Trash cans are not to impact parking spaces; (3) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet, (4) If the applicant does not take the necessary steps to act upon this variance within 90 days of the date of this Resolution, this variance shall be deemed null and void.

	YES	NO
Frank Gilchrist	Second	
Dave Such	X	
Ken Keefer	Moved	
Joe Kokernak	X	
Paul Huban	X	

Meeting was adjourned 7:03 p.m.