

**MINUTES FROM THE CITY OF WATERVLIET PLANNING BOARD MEETING HELD ON OCTOBER 25, 2023 AT 6:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLIET, NEW YORK**

MEMBERS PRESENT: Jeff Collett  
Jim Hayes  
Fred Timberlin  
Steve Hoffman  
Eli Sands

ALSO PRESENT: Chris Chartrand  
Paul LaBoissiere  
Joe LaCivita

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 JAMES BULMER, OWNER OF PROPERTIES LOCATED AT 609 25<sup>TH</sup> STREET AND 2507 6<sup>TH</sup> AVENUE, WATERVLIET, NEW YORK SEEKING A SUBDIVISION/LOT LINE ADJUSTMENT TO KEEP THE GARAGE ON 2507 6<sup>TH</sup> AVENUE, WATERVLIET, NEW YORK WITH HIS PRIMARY RESIDENCE AT 609 25<sup>TH</sup> STREET, WATERVLIET, NEW YORK**

Fred Metzger spoke on behalf of the applicant, Jim Bulmer. Jim and his wife, Christine, own a rental property at 2507 6<sup>th</sup> Avenue, Watervliet, New York. They are looking to sell the rental property but would like to keep the garage with their primary residence. This lot line adjustment would make the rental property 611 square feet short of 4,000 square feet which is a buildable lot in Watervliet. Twenty-fifth Street has a high volume of truck traffic; therefore, they would like to keep the garage to store their vehicles. If the lot line adjustment is approved, they will have to go before the Watervliet ZBA for an area variance for the non-conforming lot.

Regarding SEQR it was decided this was an unlisted action with no significant adverse impact to the environment and that the Watervliet Planning Board was the lead agency. A motion was made by Mr. Hoffman and seconded by Mr. Sands.

	YES	NO
Jeff Collett	X	
Fred Timberlin	X	
Steve Hoffman	Motion	
Eli Sands	Second	
Jim Hayes	X	

A motion was made by Mr. Hoffman and seconded by Mr. Timberlin to refer the application to the Albany County Planning Board. The application is scheduled to be on their agenda on November 16, 2023.

	YES	NO
Jeff Collett	X	
Fred Timberlin	Second	
Steve Hoffman	Motion	
Eli Sands	X	
Jim Hayes	X	

A motion was made by Steve Hoffman and seconded by Eli Sands to grant preliminary and final subdivision/lot line adjustment conditioned on receipt of an Albany County Planning Board Notification and Recommendation to defer to local consideration.

	YES	NO
Jeff Collett	X	
Fred Timberlin	X	
Steve Hoffman	Motion	
Eli Sands	Second	
Jim Hayes	X	

**CONSIDERATION OF APPLICATION OF BRIAN BEAURY, PROSPECTIVE OWNER OF PROPERTIES LOCATED AT 1613, 1617 AND 1623 2<sup>ND</sup> AVENUE, WATERVLIET, NEW YORK SEEKING A LOT MERGER IN ORDER TO PROVIDE PARKING FOR THE PROPOED JIU JITSU ACADEMY AT SAID PROPERTIES**

Brian and Nicole Beaury were present at the meeting. They explained that they were looking to expand the parking lot to meet the parking requirements required by the City of Watervliet Building Code for their proposed jiu jitsu academy. It was decided that the planning board would reduce the parking requirement by 40% which would require them to provide two additional parking spaces.

Regarding SEQR it was decided this was an unlisted action with no significant adverse impact to the environment and that the Watervliet Planning Board was the lead agency. A motion was made by Mr. Hoffman and seconded by Mr. Sands.

	YES	NO
Jeff Collett	X	
Fred Timberlin	X	
Steve Hoffman	Second	
Eli Sands	Motion	
Jim Hayes	X	

A motion was made by Mr. Hoffman and seconded by Mr. Timberlin to acknowledge receipt of, accept and agree with the Albany County Planning Board Notification and Recommendation to defer to local consideration dated October 19, 2023.

	YES	NO
Jeff Collett	X	
Fred Timberlin	Second	
Steve Hoffman	Motion	
Eli Sands	X	
Jim Hayes	X	

A motion was made by Eli Sands and seconded by Fred Timberlin to waive the parking requirements by 40% which will require applicant to provide two additional parking spaces with appropriate fence screening and vegetation screening along 2<sup>nd</sup> Avenue and neighboring properties and allowed the applicant to bank the remaining six parking spaces for future use.

	YES	NO
Jeff Collett	X	
Fred Timberlin	Second	
Steve Hoffman	X	
Eli Sands	Motion	
Jim Hayes	X	

The meeting was adjourned 6:50 p.m.