

MINUTES FROM THE CITY OF WATERVLiet ZONING BOARD MEETING HELD ON DECEMBER 13, 2023 AT 6:00 P.M. IN THE WATERVLiet SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLiet, NEW YORK

MEMBERS PRESENT: Mark Cady ALSO PRESENT: Chris Chartrand
Dave Such Paul LaBoissiere
Frank Gilchrist Joe Lacivita
Ken Keefer
Joe Kokernak
Paul Huban

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 RYAN BOISVERT, OWNER OF PROPERTY LOCATED 400 13TH STREET, WATERVLiet, NEW YORK SEEKING A USE VARIANCE TO CONVERT SAID PROPERTY FROM A THREE-FAMILY RESIDENCE TO A FIVE-FAMILY RESIDENCE

Ryan explained that he would like to convert this property from a three-family home to a five-family home. There are currently two vacant spaces in the property that could be converted into studio apartments or one-bedroom apartments (would be coded for one person each). Right now, he has a larger family living in one apartment, a smaller family living in another and a couple living in the third apartment. Separate entrances already exist. Joe Kokernak pointed out that his measurements for the apartments are miscalculated (drawings show them much smaller than they are). Ryan has owned the property just over one year. He knew it was a three unit when he purchased it but with the potential for off street parking. Joe Lacivita explained that Ryan needed a use variance for the five unit since it is in an R2 zone. According to NYS, he must prove financial hardship. He does have potential parking across the street on the empty lot. The Board would like to see more financial information to justify the hardship including purchase price of the building, mortgage, rents, construction costs for conversion, construction costs already put into building. Ryan pointed out that incorporating the empty space into the already existing apartments would add even more people to the building than the two, one-bedroom apartments. Conversation came up that five apartments would make this a commercial property and it was pointed out that the garage across the street is also commercial.

One City resident spoke in favor the project pointing out that it would be an increase in tax base and water bills. He also pointed out that off street parking will be provided. Three neighborhood residents spoke against the application pointing out parking is already an issue and that is a nice quiet area and one said she doesn't like the idea of different tenants constantly in and out. Two neighborhood residents could not attend the meeting but provided comments against the application. Both were read into the record.

The Board specifically would like the applicant to show the money it would cost to make three larger units vs. a five-family with two very small units. Applicant was also asked to check dimensions and be more specific. A motion was made by Joe Kokernak and seconded by Paul Huban to table the application.

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

Meeting was adjourned 6:40 p.m.