

MINUTES FROM THE CITY OF WATERVLiet ZONING BOARD MEETING HELD ON NOVEMBER 8, 2023 AT 6:00 P.M. IN THE WATERVLiet SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLiet, NEW YORK

MEMBERS PRESENT: Mark Cady
Dave Such
Frank Gilchrist
Ken Keefer
Joe Kokernak

ALSO PRESENT: Chris Chartrand
Paul LaBoissiere

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 JAMES AND CHRISTINE BULMER, OWNERS OF PROPERTY LOCATED AT 2507 6TH AVENUE, WATERVLiet, NEW YORK, SEEKING AN AREA VARIANCE TO CREATE A NONCONFORMING LOT DUE TO A LOT LINE ADJUSTMENT AT SAID PROPERTY

Jim and Christine Bulmer were present at the meeting along with Fred Metzger, their representative. Fred explained that the applicants were looking to sell this two-family home. They would; however, like move the lot line to keep the two-car garage as part of their primary residence at 609 25th Street. This was approved by the Watervliet Planning Board on October 25, 2023 (pending Albany County Planning Board recommendation to defer to local consideration). This adjustment would make 2507 6th Avenue 3,389 square feet which falls 611 square feet short of the 4,000 (which is why the area variance is needed). There are many other homes in the area under the 4,000 square foot range.

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. Kokernak and Seconded by Mr. Gilchrist to approve SEQR finding.

	YES	NO
Frank Gilchrist	Second	
Dave Such	X	
Joe Kokernak	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 there are several properties that are the same or similar size in the area; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because dwellings on both properties existed when purchased; (3) The requested area variance is not substantial because it is only short 611 square feet; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because they are just changing the size of the lot; (5) The alleged difficulty was not self-created because the original lots were laid out long before ownership of the properties.

A motion was made by Mr. Cady and seconded by Mr. Keefer to grant the application with the following stipulations: (1) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet, (2) 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	X	
Dave Such	X	
Ken Keefer	Second	
Joe Kokernak	X	
Mark Cady	Motion	

Meeting was adjourned 6:30 p.m.