

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON MAY 8, 2024 AT 6:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLIET, NEW YORK

MEMBERS PRESENT: Dave Such
Frank Gilchrist
Ken Keefer
Joe Kokernak

ALSO PRESENT: Chris Chartrand
Paul LaBoissiere

Acting Chariman 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 ISHKAR ABDO, OWNER OF PROPERTY LOCATED AT 914 23RD STREET, WATERVLIET, NEW YORK, SEEKING A USE VARIANCE TO CONVERT THE FIRST FLOOR OF THIS PROPERTY INTO A LAUNDROMAT.

Setrick Abdo was present at the meeting. He stated he was looking to open a laundromat at said property – somewhere between 8 and 10 washer and dryers but not heavy-duty machines. His father has owned the property since 2008. He is aware that he would need the input of engineers and will need engineer plans for this project. Dryers must be vented and the west side of the property where the parking would be and not toward property on the east side. Hours would be seven days a week from 8:00-8:00. Mr. Abdo has secured three parking spots from the owner of Bob’s Diner for the required parking he needs based on the square footage.

One gentleman who owns the house across the street spoke in opposition to the project. He is mostly opposed due to parking being taken away from residents and towards the end of the meeting spoke up about the hours – especially pointing out larger windows should be covered to some degree. He also believes this neighborhood has lots of history based on how old some of the houses are and would like to see some of that enhanced. The owner agreed to efforts to enhance the property and to improve the appearance.

Regarding SEQR the board concluded that the proposed action will not result in any significant adverse impacts to the environment and makes a negative determination of environmental significance (Negative Declaration) in accordance with SEQRA. A motion was made by Mr. Kokernak and seconded by Mr. Such to approve the SEQR findings.

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

The Watervliet ZBA 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 applicant cannot realize a reasonable return from the property in question, provided that the lack of return is substantial as demonstrated by competent financial evidence because the financial evidence provided shows the cost to renovate into an apartment would be double the cost of a laundromat; (2) The alleged hardship is not unique to the property in question and does not apply to a substantial portion of the district or neighborhood because it is the only commercial property in the neighborhood; (3) The requested variance will not alter the essential character of the neighborhood because the building has been a commercial use in the

past; (4) The alleged hardship was self-created because the use is changing from a store to a laundromat, yet the use is commercial in a building traditionally commercial.

A motion was made by Mr. Keefer and seconded by Mr. Kokernak to grant the application with the following stipulations: (1) The building must be structurally evaluated by a NYS licensed structural engineer; (2) The dryer exhaust must be piped to the west side of the building; (3) Snow removal cannot go into the road and must be removed from property; (4) Any new lighting must be downfacing; (5) Garbage can to be placed in the rear and stored off the street; (6) Per property maintenance code, prime and paint newly installed masonry blocks; (7) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet, (8) 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	Motion	
Joe Kokernak	Second	

Meeting was adjourned 7:00 p.m.