

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON JANUARY 8, 2025 AT 6:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, WATERVLIET, NEW YORK

MEMBERS PRESENT: Frank Gilchrist
Ken Keefer
Joe Kokernak
Tom Hulihan

ALSO PRESENT: Chris Chartrand
Paul LaBoissiere
Joe LaCivita

Chairman Gilchrist called the meeting to order at 6:00 p.m. He asked the recording secretary to take attendance and to read the agenda.

CONSIDERATION FOR A SPECIAL USE PERMIT FOR RYAN AMANN, PROSPECTIVE TENANT OF 500 25TH STREET, WATERVLIET, NEW YORK, TO ALLOW USE AS PRIVATE SCHOOL

Ryan Amann and Raymond Dansereau were present on behalf of the proposed school. It would be a private, independent religious school – K-8, with a traditional liberal arts education. New York State has a lengthy application process which includes 21 steps – one is location. They believe the school would start as a K-6 and grow from there. They are hoping to open Fall 2025 but it could be 2026. They will apply for non-profit status. The building is currently used for Sunday school. The proposed school would be Monday-Friday from 8:00 a.m. – 3:00 p.m. They will combine grades and hire professional teachers. The building is owned by and has been maintained by the Ukrainian Catholic Church and is structurally sound. Parking will be on Fifth Avenue. Conversation regarding student drop off indicated no drop off on 25th Street – should be 5th Avenue.

One resident spoke in favor of the application. She did mention how fast people drive down 5th Avenue and that she would like to see speed bumps.

Regarding SEQR, it was decided this was an unlisted action Type 2 action with no significant adverse impact to the environment. A motion was made by Mr. Kokernak and seconded by Mr. Keefer.

| | YES | NO |
|-----------------|--------|----|
| Frank Gilchrist | X | |
| Ken Keefer | Second | |
| Joe Kokernak | Motion | |
| Tom Hulihan | X | |

The following findings were found with respect to Section 272.77 of the City of Watervliet Zoning Ordinance: (1) *The physical characteristics, topography and other features of the lot and the scale and physical design and other features of any new or existing buildings to be occupied by the use are suitable and adaptable for the proposed use without any modifications which would change the established character of the street or neighborhood settings* – This was built as a school and was used as a school. The structure and site will not change.

(2) *The nature and intensity of operations of the use will not be more objectionable to surrounding properties than those of a permitted use. Examples of measures of potential impacts due to the nature and intensity of development include, but are not limited to, exceeding or affecting capacity of municipal infrastructure and utilities, traffic generation, hours of operation, size and scale, noise, odor, dust, vibration, glare, smoke and environmental hazards* – There are no anticipated effects on municipal infrastructure.

(3) *The use is not in such proximity to a religious facility, school, community center, recreation place, or other prominent place of community activity and public assembly so as to regularly conflict with such other activity and thereby constitute a danger to health, safety or general welfare – In proximity but will not conflict.*

(4) *The use will not unreasonably increase or introduce traffic congestion or safety hazards or impose traffic volumes on streets and street patterns which are deficient in width, design, sight distance, intersection configuration, or other typical standards necessary to accommodate such traffic changes – Will have no impact.*

(5) *The use makes adequate provision for off-street parking in accordance with this Ordinance – Yes, the use does make adequate provisions for off-street parking.*

(6) *The use and the proposed design of the building and other structures and site facilities for the use are appropriate in the proposed location and have incorporated reasonable efforts to harmonize with surrounding uses and mitigate any adverse impacts on surrounding uses, including but not limited to, traffic congestion and hazards, untimely scheduling of activities, removal of trees and other established natural features, and excessive storm water runoff, noise, nuisance, odors, glare or vibration – No changes as a result of this use.*

(7) *The cumulative impacts of the use in the proposed location will not unreasonably interfere with or diminish the continued use, preservation, stability, value, enjoyment, prosperity or growth of the neighborhood or community. In evaluating cumulative impacts, the Zoning Board of Appeals will consider the proximity of other special permit uses, particularly those similar to the use proposed – Not applicable.*

(8) *The use will not conflict in any way with the City of Watervliet Comprehensive Plan, Waterfront Revitalization Program where applicable, and other approved City plans and programs – This use stays within the Comprehensive Plan and other approved City plans and programs.*

A motion was made by Mr. Gilchrist and seconded by Mr. Keefer to approve the Special Use Permit with the following stipulations:

1. A review with the Watervliet Police Department regarding traffic patterns, area speed limit, and specifics for drop off and pick up. Stipulates no dropping off on 25th Street and suggests kids be dropped off on 5th Avenue with hashmark directing kids where to proceed.
2. The property must be maintained including, but not limited to, snow removal, maintenance and trash removal.
3. Any outdoor lighting installed must be down facing.
4. The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet and New York State including a fire inspection.
5. If the applicant does not take the necessary steps to act upon this variance within 90 days of the date of this Resolution, then this variance shall be deemed null and void.

| | YES | NO |
|-----------------|--------|----|
| Frank Gilchrist | Motion | |
| Ken Keefer | Second | |
| Joe Kokernak | X | |
| Tom Hulihan | X | |

The meeting was adjourned at 6:55 p.m.