

MINUTES FROM THE CITY OF WATERVLIET ZONING BOARD MEETING HELD ON MARCH 12, 2025 AT 6:00 P.M. IN THE WATERVLIET SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLIET, NEW YORK

MEMBERS PRESENT: Frank Gilchrist
 Michele Jamrosz
 Ken Keefer
 Kayleigh O’Neill
 Joe Kokernak

ALSO PRESENT: Chris Chartrand
 Paul LaBoissiere
 Brian Kremer

Chairman 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 CANNON PROPERTIES LLC, OWNER OF PROPERTY LOCATED AT 422 5TH AVENUE, WATERVLIET, NEW YORK, SEEKING AN AREA VARIANCE TO CONSTRUCT OFF STREET PARKING SPACES THAT DO NOT CONNECT TO A GARAGE OR CARPORT AT SAID PROPERTY WHERE APPLICANT PLANS TO BUILD A TWO-FAMILY HOME

Steve Quick explained that he would like to build a two-family home with three bedrooms in each flat. He will provide four off-street parking spaces in total in two separate driveways. He will have more than enough green space. He will blacktop the driveway. According to the code, he must have two off-street parking spaces (one per unit).

The application was referred to the Albany County Planning Board due to its proximity to Route 32. The City of Watervliet Zoning Board of Appeals acknowledges receipt, accepts and agrees with the Albany County Planning Board’s recommendation to defer to local consideration dated February 20, 2025. A motion was made by Mr. Kokernak and seconded by Mrs. Jamrosz to approve the ACPB’s recommendation.

	YES	NO
Frank Gilchrist	X	
Michele Jamrosz	Second	
Ken Keefer	X	
Joe Kokernak	Motion	
Kayleigh O’Neill	X	

Regarding SEQR the board concluded that the proposed action is a Type II action and will not result in any significant adverse impacts to the environment and is not subject to further review under SEQRA. A motion was made by Mr. Gilchrist and seconded by Ms. O’Neill to approve the SEQR findings.

	YES	NO
Frank Gilchrist	Motion	
Michele Jamrosz	X	
Ken Keefer	X	
Joe Kokernak	X	
Kayleigh O’Neill	Second	

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 requested variance will not create an undesirable change in the character of the neighborhood or detriment to

nearby properties because applicant is adding homes/structures to a vacant lot providing beautiful homes in Watervliet. Adding driveways will eliminate on street parking; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because applicant is improving the property by building new homes on an empty lot. Driveways will eliminate on street parking; (3) The requested area variance is not substantial because the home is within the footprint of the area. Driveways will compliment home; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because applicant is adding a home with driveways to a residential area; and (5) The alleged difficulty was not self-created because the owner wishes to build on an open area.

A motion was made by Mr. Keefer and seconded by Mr. Gilchrist to grant the application with the following stipulations: (1) Garbage cans on either the side or in the rear; (2) Downward facing lights on the driveway; (3) Snow removal to be kept on the property; (4) Parking spots to be pitched toward the street; (5) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; (6) 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	Second	
Michele Jamrosz	X	
Ken Keefer	Motion	
Joe Kokernak	X	
Kayleigh O’Neill	X	

CONSIDERATION OF APPLICATION OF CANNON PROPERTIES LLC, OWNER OF PROPERTY LOCATED AT 424 5TH AVENUE, WATERVLIET, NEW YORK, SEEKING AN AREA VARIANCE TO CONSTRUCT OFF STREET PARKING SPACES THAT DO NOT CONNECT TO A GARAGE OR CARPORT AT SAID PROPERTY WHERE APPLICANT PLANS TO BUILD A TWO-FAMILY HOME

This property is directly next door to 422 5th Avenue with the same exact consideration (two separate lots needing an area variance for the same reason).

The application was referred to the Albany County Planning Board due to its proximity to Route 32. The City of Watervliet Zoning Board of Appeals acknowledges receipt, accepts and agrees with the Albany County Planning Board’s recommendation to defer to local consideration dated February 20, 2025. A motion was made by Mr. Kokernak and seconded by Mrs. Jamrosz to approve the ACPB’s recommendation.

	YES	NO
Frank Gilchrist	Second	
Michele Jamrosz	X	
Ken Keefer	X	
Joe Kokernak	Motion	
Kayleigh O’Neill	X	

Regarding SEQR the board concluded that the proposed action is a Type II action and will not result in any significant adverse impacts to the environment and is not subject to further review under SEQRA. A motion was made by Mr. Gilchrist and seconded by Ms. O’Neill to approve the SEQR findings.

	YES	NO

Frank Gilchrist	Motion	
Michele Jamrosz	X	
Ken Keefer	X	
Joe Kokernak	X	
Kayleigh O'Neill	Second	

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 requested variance will not create an undesirable change in the character of the neighborhood or detriment to nearby properties because applicant is adding homes/structures to a vacant lot providing beautiful homes in Watervliet. Adding driveways will eliminate on street parking; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because applicant is improving the property by building new homes on an empty lot. Driveways will eliminate on street parking; (3) The requested area variance is not substantial because the home is within the footprint of the area. Driveways will compliment home; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because applicant is adding a home with driveways to a residential area; and (5) The alleged difficulty was not self-created because the owner wishes to build on an open area.

A motion was made by Mr. Keefer and seconded by Mr. Gilchrist to grant the application with the following stipulations: (1) Garbage cans on either the side or in the rear; (2) Downward facing lights on the driveway; (3) Snow removal to be kept on the property; (4) Parking spots to be pitched toward the street; (5) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; (6) 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	X	
Michele Jamrosz	Second	
Ken Keefer	Motion	
Joe Kokernak	X	
Kayleigh O'Neill	X	

Meeting was adjourned 6:50 p.m.