MINUTES FROM THE CITY OF WATERVLIET PLANNING BOARD MEETING HELD ON OCTOBER 22, 2025 AT 6:00 P.M. IN THE WATERVLIET CULTURAL CENTER, 1501 1ST AVENUE, WATERVLIET, NEW YORK

MEMBERS PRESENT: Jim Hayes
Fred Timberlin
Steve Hoffman
Eli Sands

ALSO PRESENT: Chris Chartrand
Paul LaBoissiere

The meeting was called the meeting to order at 6:00 p.m. Chris Chartrand took attendance and read the agenda.

CONSIDERATION OF APPLICATION OF BRITTNEY NEALAND, OWNER OF PROPERTY LOCATED AT 1617 8TH AVENUE, WATERVLIET, NEW YORK, SEEKING A SUBDIVISION TO SEPARATE THE PROEPRTY INTO TWO LOTS FOR THE PURPOSE OF BUILDING A SINGLE-FAMILY HOME

The applicant was present with her builder. They explained the garage that was on the property when the application was submitted has been taken down. This added green space and resolved potential setback issues. The garage on the new house will be attached and includes a four-foot frost wall. The house will be all electric to comply with upcoming New York State standards. Paul LaBoissiere explained that if a substantial plan is submitted before the end of 2025, the applicant can have gas instead of electric.

Regarding SEQR it was decided this was an unlisted action with no significant adverse impact to the environment and that the Watervliet Planning Board was the lead agency. A motion was made by Mr. Sands and seconded by Mr. Hoffman.

	YES	NO
Fred Timberlin	X	
Steve Hoffman	Second	
Eli Sands	Motion	
Jim Hayes	X	

A motion was made by Mr. Sands and seconded by Mr. Hoffman to grant final subdivision approval, and the Chairman is authorized to sign the final plat.

	YES	NO
Jeff Collett	X	
Fred Timberlin	X	
Steve Hoffman	Second	
Eli Sands	Motion	
Jim Hayes	X	

The meeting was adjourned at 6:20 p.m.