



**MEETING MINUTES  
ZONING BOARD OF APPEALS  
CITY OF WATERVLIET  
WEDNESDAY, APRIL 8, 2026  
CULTURAL CENTER  
6:00 PM**



The meeting was called to order by Chairman Gilchrist at 6:00pm.

**ATTENDANCE**

Chairman Frank Gilchrist  
Member Joe Kokernak  
Member Kayleigh O'Neill  
Member Kenneth Keefer  
Member Michelle Jamrosz

Also in attendance from city administration were Paul LaBoissiere, Code Enforcement; and Melissa Cherubino, General Manager.

**ABSENT**

Member Thomas Hulihan

**PROPOSED PROJECT**

Christian Luizzi of Luizzi Companies (the "Applicant") and Owen Harter, engineer with McFarland Johnson Engineering, presented a proposed multi-family redevelopment of 2313 Second Avenue, a .69-acre parcel with SBL # 32.51-2-39 that is in the Mixed-Use 2 (MU-2) zoning district (the "Property"). Multi-family structures are permitted in the MU-2 zoning district and there is a region-wide need for housing opportunities fulfilled by the Project. The City of Watervliet (the "City") will benefit from redevelopment of an underutilized property.

Currently the Property is a vacant lot that is impervious from the remnants of a parking lot and two small buildings that once supported used car sales. The Applicant proposes demolishing the structures, redeveloping the infrastructure, and constructing a three-story, twenty-six-unit multifamily home with ancillary parking, lighting, landscaping and a dumpster for solid waste collection and removal (the "Project").

Procedurally the Applicant has presented the concept plan to Watervliet's Planning Board (the "Planning Board"). The Planning Board will act as lead agency for State Environmental Quality Review Act (the "SEQRA") purposes and will make a SEQRA determination at its April 22, 2026, meeting. The Project application materials were submitted to the Albany County Planning Board which will consider the Project at its April 16<sup>th</sup>, 2026, meeting.

The Applicant seeks two area variances from the Watervliet Zoning Board of Appeals (the "ZBA"). In the MU-2 zoning district, fifteen foot rear setbacks are required but the Applicant has proposed a four-foot rear setback. In the MU-2 zoning district, twenty percent greenspace is required, the

Applicant proposes fourteen percent greenspace. Currently the site has seventeen percent greenspace.

During the presentation, the Applicant explained that the site constraints drive the need for these area variances. The redevelopment costs for the site require a twenty-six-unit multifamily with sufficient parking in order to make a reasonable return. The preliminary plans show forty-one parking spaces, two less than were originally proposed on the concept plan, in deference to the Planning Board’s request for a decrease in parking. However, the proposed one- and two-bedroom workforce and market rate units require parking spaces as market studies show that the anticipated residents at this price point will own vehicles and commute to work.

To make space on the Property for both the building and a safe parking lot with Americans with Disabilities Act (“ADA”) accessible spaces and sufficiently sized travel lanes, the Project infringes on the fifteen-foot rear setback. This was the least impactful location for the variance request, given that access to the Property comes in from Second Avenue where 5,500 vehicles pass daily (see New York State Traffic Data Viewer) while 500 vehicles pass through Twenty Fourth Street which is lined with residential homes and churches. Entering from the Twenty Fourth Street alley would add traffic to a roadway that is not constructed for additional traffic past residential homes from single-family to four-unit. On Second Avenue the Project sits opposite the Watervliet Housing Authority.

The Applicant also explained that the design aligns with the character of the existing neighborhood where several adjacent properties exceed the maximum lot coverage and impede setbacks.

Board members posed the following questions as answered by the Applicant:

QUESTION	ANSWER
What is the building’s side setback to the north property line?	17’ is given where 3’ is required, as this property line is adjacent to residential uses.
Who will maintain the building?	Luizzi Companies will own, operate and maintain the facility.
Will there be balconies?	Yes
What size water connection?	6-8” pipe for the lateral
Will the building be sprinklered?	Yes
Will there be a lighting plan?	Yes, downcast, dark sky compliant sconces on the building are proposed to supplement existing street lighting on Second Avenue. A plan with the footcandles will be submitted. There will not be any light trespass beyond the property line.
Please provide elevation drawings with a landscaping plan.	Yes, and landscaping will be similar to other Luizzi Companies’ projects such as Starbuck Island or the commercial facility on Lincoln Avenue if board members want to visit these sites.
Will there be fencing along the rear property line?	No, drawings show removal of existing chain link fencing.
Will new sidewalks be installed on Second Avenue and maintained by the Applicant?	Yes.
What will be the exterior treatment of the building?	A mix of siding and brick to match the neighboring buildings.

Respectfully submitted by Melissa Cherubino, General Manager