

MINUTES FROM THE CITY OF WATERVLiet ZONING BOARD MEETING HELD ON MAY 13, 2026 AT 6:00 P.M. IN THE WATERVLiet SENIOR CITIZEN CENTER, 1501 BROADWAY, WATERVLiet, NEW YORK

MEMBERS PRESENT:

Frank Gilchrist
Michele Jamrosz
Ken Keefer
Tom Houlihan
Joe Kokernak

ALSO PRESENT: Chris Chartrand

Paul LaBoissiere
Melissa Cherubino

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 JASON SWIFT, OWNER OF PROPERTY LOCATED AT 919 25TH STREET, WATERVLiet, NEW YORK, SEEKING AN AREA VARIANCE TO INSTALL A 16 FOOT WIDE BY 40-FOOT-DEEP DRIVEWAY ON THE WEST SIDE OF SAID PROPERTY.

Jason Swift explained that he would like to finish the driveway on the west side of his property located at 919 25th Street, Watervliet, New York. He prematurely started installing the driveway and then found out the process from the building department. He will move a tenant into the house. He intends to move a tenant into the house and confirms there will be no motor homes, boats, etc. parking on the property.

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. Keefer and seconded by Mr. Houlihan to approve the SEQR findings.

	YES	NO
Frank Gilchrist	X	
Michele Jamrosz	X	
Ken Keefer	Motion	
Joe Kokernak	X	
Tom Houlihan	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 it provides off-street parking and adds to the safety of the children at Watervliet Elementary School; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because it is a new driveway and will add to the safety of the children at Watervliet Elementary School; (3) The requested area variance is not substantial because there are other driveways in the immediate area; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because it is only a driveway and will add to the safety of the children at Watervliet Elementary School; and (5) The alleged difficulty was not self-created because the home was built without the benefit of a driveway.

A motion was made by Mr. Keefer and seconded by Mr. Gilchrist to grant the application with the following stipulations: (1) Snow removal to be kept on the property; (2) Pitch of driveway away from neighboring properties; (3) Downward facing lights on the driveway; (4) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; (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	X	
Michele Jamrosz	Second	
Ken Keefer	X	
Joe Kokernak	Motion	
Tom Houlihan	X	

CONSIDERATION OF APPLICATION OF LUIZZI COMPANIES, PROSPECTIVE OWNER OF PROPERTY LOCATED AT 2313 2ND AVENUE, WATERVLIET, NEW YORK, SEEKING AREA VARIANCES FOR REAR AND FRONT SETBACK APPROVAL AND GREEN SPACE REDUCTION APPROVAL TO DEVELOP A MULTIFAMILY RESIDENTIAL BUILDING WITH AN ASSOCIATED PARKING AREA

Luizzi Companies was represented by Christian Luizzi and Owen Harter. They explained they are looking to construct a three story, 25 apartment building on the property located at 2313 2nd Avenue. The property is currently 17% impervious and will go down to 13% due to the 39 parking spaces required for the project. They are working with the Watervliet Tree Committee regarding tree planting for the project. They would eventually like to add a Phase 2 where they would redevelop the whole block which would include retail.

They did consider placing the building toward the road but that took up more green space. They are working with the Albany County Water & Health Services department regarding water and sprinkling – there is no internal storm sewer and will have no impact on City storm system. There was a discussion on porous blacktop, and it was determined that it could cause more problems as it clogs easily. There was also a comment that paving the alley would be positive.

Matt Ethier, Director of the neighboring Watervliet Housing Authority, spoke in favor of the project. He did mention that traffic going north could be a hazard.

With regards to the green space reduction area variance, 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 the lot coverages of nearby existing buildings are comparable; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because meeting an 80% lot coverage would leave insufficient room for the project and associated parking and travel lanes; (3) The requested area variance is not substantial because the adjacent properties have a comparable lot coverage; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because there are comparable setbacks in this neighborhood; and placing the parking in the front of the building will protect residential neighbors at the rear and northern side property line from headlight trespass; and (5) The alleged difficulty was self-created but is not dispositive.

A motion was made by Mr. Keefer and seconded by Mr. Jamrosz to grant the application with the following stipulations: (1) Rain gutters to be installed to direct water from neighbor's property; (2) The Applicant shall comply with all landscaping requirements of the Tree Committee and Planning Board; (3) All lighting shall be downcast, dark sky compliant; (4) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; (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	X	
Michele Jamrosz	Second	
Ken Keefer	Motion	
Joe Kokernak	X	
Tom Houlihab	X	

With regards to the rear setback area variance, 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 the setbacks on existing buildings are comparable across the street in the Residential 3 (R-3) zoning district; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because meeting rear setbacks would leave insufficient room for parking; (3) The requested area variance is not substantial because the adjacent properties have comparable rear setbacks; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because there are comparable setbacks in this neighborhood; and placing the parking in the front of the building will protect residential neighbors at the rear and northern side property line from headlight trespass; and (5) The alleged difficulty was self-created but this is not dispositive.

A motion was made by Mr. Gilchrist seconded by Mrs. Jamrosz to grant the application with the following stipulations: (1) Rain gutters to be installed to direct water from neighbor's property; (2) The Applicant shall comply with all landscaping requirements of the Tree Committee and Planning Board; (3) All lighting shall be downcast, dark sky compliant; (4) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; (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	X	
Michele Jamrosz	X	
Ken Keefer	X	
Joe Kokernak	Motion	
Tom Houlihan	Second	

With regards to the front setback area variance, 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 the setbacks on existing buildings are comparable across the street in the Residential 3 (R-3) zoning district; (2) The benefit sought by the applicant cannot be achieved by some other feasible method because meeting front setbacks would leave insufficient room for parking; (3) The requested area variance is not substantial because the adjacent property has a comparable front setback and the given setback will not negatively impact the community; (4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because there are comparable setbacks in this neighborhood; and placing the

parking in the front of the building will protect residential neighbors at the rear and northern side property line from headlight trespass; and (5) The alleged difficulty was not self-created because of the size, location and prior used car sales use of the lot.

A motion was made by Mr. Gilchrist seconded by Mrs. Jamrosz to grant the application with the following stipulations: (1) Rain gutters to be installed to direct water from neighbor's property; (2) The Applicant shall comply with all landscaping requirements of the Tree Committee and Planning Board; (3) All lighting shall be downcast, dark sky compliant; (4) The applicant shall comply with all required permit approvals and all other applicable provisions of the Code of the City of Watervliet; (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	
Michele Jamrosz	Second	
Ken Keefer	X	
Joe Kokernak	X	
Tom Houlihan	X	

Meeting was adjourned at 7:05 p.m.