

**Town of Waterford  
Planning Board  
65 Broad Street  
Waterford, NY 12188**

**Agenda for May 17, 2022**

6:30 PM Joint Public Hearing with Zoning Board of Appeals

1. 45 Columbus Avenue – Jerry Powers is seeking an area variance for a front yard setback of 10 feet. He proposes to construct a 1352 sf two-story addition to his existing 1196 sf residence. Since the addition is more than 25% larger than the existing structure, § 161-84 A(4) of the Town Code requires that the project also be subject to Planning Board site plan review. The addition represents a 213% increase to the size of the residence.

7:40 PM Regular Meeting

1. Site Plan Review - 45 Columbus Avenue – Jerry Powers is the applicant. (See above)
2. Site Plan Review – 291 Hudson River Road – David Livarckuk proposes to convert a single-family home into office/storage space for a roofing company. There will be no store front (and no exterior sign). There will be no customers coming to the site. Parking will be provided for 5 to 6 vehicles and trailers in the rear along with material storage. A 30' x 30' carport will also be built on the back of the building.