

The Mechanicville Zoning/Planning Board held a meeting at the Mechanicville Senior Citizen Center, 178 North Main Street, Mechanicville, New York on November 29, 2022 Chairman Frank Scirocco opened the meeting at 7:02 P.M.

Roll Call:	Frank Scirocco	- present
	Robert Chase	- present
	Richard Delaney	- present
	Martin Doyle	- present
	Ed Morcone	- absent
	Dan O'Connor	- present
	Addy Waldie	- absent

Chairperson Frank Scirocco led the Pledge of Allegiance

Frank Scirocco: Has everyone had a chance to read the minutes from the last meeting? Is there a motion to approve?

Motion by: Dan O'Connor
Seconded by: Richard Delaney

Ayes: 5 Nays: 0

Frank Scirocco: Tonight, will be hearing a change the tenancy application for Moby Rick's Seafood to operate a fish market located at 201-251 North Main Street, what we all know as Hildreth's Restaurant. Let it be known that it was published in the Daily Gazette and is the applicant here? Do you want to come up so we can hear you, tell us what's going on.

Rick Lofstad: I am pretty much going to do what Hildreth's did, restaurant/catering hall with a seafood market as well.

Frank Scirocco: You are going to operate a seafood store?

Rick Lofstad: Fish market/restaurant, yes.

Frank Scirocco: So, you be selling fresh seafood out of there?

Rick Lofstad: Fresh seafood and cooked seafood.

Frank Scirocco: Is it going to be dined in?

Rick Lofstad: It will be dined in and take out. With COVID, I have a store in Saratoga and we did mostly take out but now I think with this facility we will be able to do both.

Frank Scirocco: I am familiar with your store in Saratoga. Your hours are Sunday to Thursday 10:00 am to 9:00 pm and Friday and Saturday 10:00 am to 10:00 pm. You already have trash removal, any expansion of the building, footprint is going to stay the same.

Rick Lofstad: Correct.

Frank Scirocco: Any other new lighting?

Rick Lofstad: No.

Frank Scirocco: Signage?

Rick Lofstad: No, I talked to the Building Inspector and he told me as long as I stay within what is already there, I don't need anything.

Frank Scirocco: That's all I have, Martin?

Martin Doyle: I guess it is a fish market/restaurant and then catering?

Rick Lofstad: The catering is upstairs in the other building.

Martin Doyle: Okay, and the fish market will be in with the restaurant?

Rick Lofstad: Yes.

Martin Doyle: So, I don't know whether there will be any need for additional parking beyond what is there for the fish market?

Rick Lofstad: There is plenty of parking, I except I might have eight (8) employees at peak time but mostly four (4). I have trucks that are parked there but I don't expect to do any more than what was in there already.

Martin Doyle: Okay, so just utilize what's there, what the parking lot is capable for holding for the party catering, restaurant and fish market.

Martin Doyle: That is all I had on that.

Frank Scirocco: Richard?

Richard Delaney: So, you said it would be no changes to the outside of the building, will the entrance be in the same place, right off the parking lot?

Rick Lofstad: (Could not hear answer)

Richard Delaney: You probably won't be using any of the smaller buildings on the property, I think they were storage buildings before.

Rick Lofstad: The small building they used to do baking out of, I will still use that.

Richard Delaney: So, the signage will pretty much be the same as was there, lighting, Frank did you ask that.

Frank Scirocco: We went over all of that.

Richard Delaney: Deliveries, what size trucks will be coming?

Rick Lofstad: I have one (1) big box truck that I get fish out of.

Richard Delaney: They will go in the main entrance for deliveries?

Rick Lofstad: The restaurant in on the south side of the property and then there a catering hall on the top floor and on the bottom is where they prepared for the catering.

Richard Delaney: So, you will have a catering hall too that you will use?

Rick Lofstad: I don't know yet, I am not in that business but it is there, but I don't plan on changing with it but have not gotten that far yet.

Richard Delaney: That is all I have.

Frank Scirocco: Bob?

Bob Chase: No, I think we have pretty much covered it all.

Frank Scirocco: Dan?

Dan O'Connor: No, I wish you luck.

Rick Lofstad: Thank you Sir.

Frank Scirocco: I am going to close this part of the hearing and open it to the audience, is there anyone here wishing to speak in favor or in opposition, please state your name and address.

Ludwig Amann: My name is Ludwig Amann and my address is South Second Street and I am glad we have a fish marketer coming into town because it is one of my favorite meals. I hope you are successful.

Rick Lofstad: My family owns six (6) fishing boats in Bedford.

Frank Scirocco: Anyone else?

Attorney Lyn Murphy: My only comment is obviously if he does go forward to obtain a liquor license, that is the State and has nothing to do with this board, but until he obtains that he can not serve liquor on the premises.

Frank Scirocco: I will close this part of the hearing, is there a motion to approve the change in tenancy?

Motion by: Dan O'Connor

Seconded by: Bob Chase

Bob Chase: Yes

Richard Delaney: Yes

Martin Doyle: Yes

Dan O'Connor: Yes

Frank Scirocco: Yes

Frank Scirocco: Welcome to the neighborhood.

Rick Lofstad: Thank you.

Frank Scirocco: Next we are going to hear an application for special use permit, Anthony Laurenzo to convert three family to a four family. Let me go over really quick the requirements for special permit. (A) doesn't apply, 200-20-A doesn't apply because there is no change in the footprint, so basically were looking at whether or not the use will create an adverse effect in the neighborhood. Anthony, tell us what you are doing.

Anthony Laurenzo: Converting my three unit into a four unit.

Frank Scirocco: Do you have something we can see?

Anthony Laurenzo: This is a layout of my property.

Frank Scirocco: How many cars can you park?

Anthony Laurenzo: Right now, or with this?

Frank Scirocco: If the board was to approve the application, how many cars can you park in your lot?

Anthony Laurenzo: Currently, or because I am going to add parking right here. Right now, I can park six (6).

Frank Scirocco: You can park six (6) now?

Anthony Laurenzo: Correct.

Frank Scirocco: And you will be able to park three (3) more so you will be able to park nine (9). You only need six, so parking is not an issue. No change in the footprint? No expansion in the building at all, you are diving something inside to make it an additional apartment?

Anthony Laurenzo: Correct.

Frank Scirocco: Your garbage removal?

Anthony Laurenzo: Same as now.

Frank Scirocco: It is standard, it comes out, snow removal?

Anthony Laurenzo: Same, nothing is changing there.

Frank Scirocco: No exterior lighting shining into your neighbor's house?

Anthony Laurenzo: No.

Frank Scirocco: No change in the footprint, you have the amount of parking, you have snow removal, and garbage removal. Bob Chase?

Bob Chase: Nothing at this time, he seems to meet the requirements for the parking.

Frank Scirocco: Dan?

Dan O'Connor: No.

Frank Scirocco: Richard you are recusing yourself because you are his neighbor, can he go in the audience and speak as a citizen.

Richard Delaney: I just want to be independent of everything.

Frank Scirocco: Martin?

Martin Doyle: As far as egress or access to the house is there going to be a new door to the exterior for one (1) of these apartments, you are splitting up the apartments, are there three (3) apartments on one floor and two (2) on the other?

Anthony Laurenzo: There are (2) and then I am splitting the other one (1) to two (2) so the egress is not going to change, there are two (2) for the downstairs apartments.

Martin Doyle: It is a common egress for all four (4) apartments proposed, there won't be any additional doors in or out. So, all the work is going to happen inside to set up the apartments to go out whatever doors are existing?

Attorney Lyn Murphy: So, you have two (2) doors to get in and out now?

Anthony Laurenzo: Yes.

Attorney Lyn Murphy: You are now split them somehow so that even though there is another apartment there is still two (2) ways, so inside there will be some mechanism that will make the ingress and egress to each apartment.

Anthony Laurenzo: Yes, essentially it is like you would go to an apartment with a common entry.

Martin Doyle: So, there won't be any impact on walking out different then where they are walking out now.

Anthony Laurenzo: No, it is going to remain the same as it is.

Martin Doyle: That is, it for me.

Frank Scirocco: We will close this part of the hearing and open it up....

Attorney Lyn Murphy: Frank I just want to be very clear you need to recuse yourself because you live next door but you are able to speak as a resident in the public portion of the meeting if you choose.

Frank Scirocco: Yes, I asked he preferred not to.

Richard Delaney: I choose not to.

Frank Scirocco: Is anyone here to speak in favor or against this.

Ludwig Amann: I live at 145 South Second Avenue and first of all I would like to congratulate Mr. Laurenzo on doing a fine job on rehabbing that house, it looks nice and is going to beautify the street. I know you folks at the desk up there already discussed the parking and the egress in the building I could not hear what you were saying but by putting four (4) families into a fairly small building I imagine two (2) adult people in each apartment are probably going on own their own vehicles, and four (4) times two (2) sounds like eight (8). South Second Street is already almost fully saturated with automobiles and I know there is off street parking there I was wondering how many vehicles that can be put into that lot properly, will the spaces be marked off for each resident, and secondly my concern is by looking at the property, I am not sure what you said about the egress up there, but are there two (2) egresses for each apartment in that building or is there only one way out for each of those apartments.

Frank Scirocco: Anything else?

Ludwig Amann: Those are my two (2) main concerns right now.

Frank Scirocco: We will address those questions with the applicant. Anyone else? I will close the open part and Anthony you did say you would have nine (9) spaces.

Anthony Laurenzo: Correct.

Frank Scirocco: Basically, you only need six (6) and we can't really look at the hypothetical, there may only be one (1) car for each person but, he does have more than even if there would be two (2) cars. He is able to park nine (9). Are the spaces going to be marked so they know where to park?

Anthony Laurenzo: Not with lines but, there will be designated spots.

Frank Scirocco: I believe we addressed the egress part already.

Ludwig Amann: What was the result, I could not hear the answer that well.

Attorney Lyn Murphy: So, the ingress and egress are going to remain the same but, each apartment has what is required by the building code as far as ingress and egress and what is that, meaning if I lived in apartment A, do I have one (1) way to get out or two (2).

Anthony Laurenzo: Two (2).

Attorney Lyn Murphy: That was his question, so each apartment has two (2) ways to get out but the building is not going to change as far as the ingress and egress.

Anthony Laurenzo: Right, I am not adding any doors. Part of the reason I am doing this is it is actually going to downsize the number of bedrooms that are in the apartments, it is more conducive renting to a one (1) bedroom rather than three (3) bedrooms.

Frank Scirocco: Is there any other questions from the board? Is there a motion to approve the special use permit.

Motion by: Bob Chase
Seconded by: Dan O'Connor

Bob Chase: Yes
Richard Delaney: Recused himself
Martin Doyle: Yes
Dan O'Connor: Yes
Frank Scirocco: Yes

Frank Scirocco: Thank you for coming. I have a question, not related to this that we should probably take into executive session, it is a legal thing. We are going to go into executive session for a zoning issue.

Motion by: Dan O'Connor
Seconded by: Richard Delaney

Meeting adjourned @ 7:19 pm

Executive Session Adjourned at 7:25 no action was taken.

RESOLUTION 6-2022 OF THE CITY OF MECHANICVILLE ZONING BOARD OF APPEALS/PLANNING COMMISSION GRANTING THE APPROVAL OF A CHANGE IN TENANCY FOR MOBY RICK'S SEAFOOD LOCATED AT 201-251 NORTH MAIN STREET, MECHANICVILLE, NEW YORK

WHEREAS, on November 17, 2022, an application was filed with the Zoning Board of Appeals/Planning Commission by Rick Lofstad, leasee, for approval of a change in tenancy located at 201-251 North Main Street in the City of Mechanicville; and

WHEREAS, the applicant submitted an application that detailed his request to operate Moby Rick's Seafood, open Sunday from 10 am until 9 pm and on Friday and Saturday from 10 am to 10 pm; and

WHEREAS, a Public Hearing was held at the Mechanicville Senior Citizen Building on November 29, 2022, where the applicant provided details supporting the application and members of the public were permitted an opportunity to comment on the application, and

WHEREAS, the Zoning Board of Appeals/Planning Commission considered all of the evidence and testimony presented regarding this application together with the standards as set forth in the City Ordinance and the Laws of the State of New York,

NOW THEREFORE, BE IT RESOLVED by the Zoning Board of Appeals/Planning Commission of the City of Mechanicville at its meeting of November 29, 2022 during its regular session duly convened as follows:

1. That the applicant has complied with the requirements set forth in the Mechanicville City Ordinances and the Laws of the State of New York.
2. That the Saratoga County Planning Board reviewed this application and determined that there was no significant Countywide impact.
3. The Change in Tenancy Application is hereby granted.
4. This resolution shall take effect immediately.

Motion was made by Dan O'Connor and seconded by Robert Chase. Motion was carried unanimously.

Respectively submitted by Gina Kenyon, Secretary
City of Mechanicville Zoning Board of Appeals/Planning Commission
Dated: November 29, 2022.

RESOLUTION 7-2022 OF THE CITY OF MECHANICVILLE ZONING BOARD OF APPEALS/PLANNING COMMISSION GRANTING THE APPROVAL OF THE SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 121-123 S. 2ND AVENUE, CITY OF MECHANICVILLE, NEW YORK

WHEREAS, on November 15, 2022, an application was filed with the Zoning Board of Appeals/Planning Commission by Anthony Laurenzo, for approval of a Special Use Permit located at 121-123 S. 2nd Avenue, in the City of Mechanicville; and

WHEREAS, the applicant submitted an application that detailed his request to obtain a Special Use Permit to expand the current three-unit residence to a four-unit residence pursuant to §200-11(c) and Article V of the Local Laws of the City of Mechanicville; an-

WHEREAS, a Public Hearing was held at the Mechanicville Senior Citizen Building on November 29, 2022, where the applicant provided details supporting the application and members of the public were permitted an opportunity to comment on the application, and

WHEREAS, the Zoning Board of Appeals/Planning Commission considered all of the evidence and testimony presented regarding this application together with the standards as set forth in the Local Laws of the City of Mechanicville and the Laws of the State of New York,

NOW THEREFORE, BE IT RESOLVED by the Zoning Board of Appeals/Planning Commission of the City of Mechanicville at its meeting of November 29, 2022 during its regular session duly convened as follows:

1. That the applicant has complied with the requirements set forth in the Local Law of the City of Mechanicville and the Laws of the State of New York.
2. That the Saratoga County Planning Board reviewed this application and determined that there was no significant Countywide impact.
3. The Special Use Permit is hereby granted with the following conditions:
 - (a) No change in the number of exterior means of ingress and egress.
 - (b) Ten (10) off-street parking shall be provided for the residences.
4. This resolution shall take effect immediately.

Motion was made by Robert Chase and seconded by Dan O'Connor. Richard Delaney recused himself. Motion was carried unanimously.

Respectively submitted by Gina Kenyon, Secretary
City of Mechanicville Zoning Board of Appeals/Planning Commission
Dated: November 29, 2022.