

Zoning/Planning Board of Appeals

MEETING AGENDA / PUBLIC HEARING

TUESDAY OCTOBER 20, 2025

MECHANICVILLE SENIOR CITIZEN BUILDING – 7:00 P.M.

1. CHAIRMAN CALLS THE MEETING TO ORDER AT: _____ P.M.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

**FRANK SCIROCCO, CHAIRMAN
ROBERT CHASE
MATTHEW DUNN
DAN O'CONNOR
ANDY SWEDICK
ADDY WALDIE**

4. ACCEPTANCE OF THE MINUTES OF THE PREVIOUS MEETING

ACCEPTED BY: _____

SECONDED BY: _____

ROLL CALL: AYES _____ NAYS: _____

5. CHAIRMAN ACKNOWLEDGES RECEIPT of the Notice of Public Hearing, which was duly published in the official newspaper, the DAILY GAZETTE, according to the law.

6. CHAIRMAN EXPLAINS the hearing is being conducted to approve the following applications:

- a. William E. Connors for a Minor Subdivision at 252 North Main Street, Mechanicville.
- b. Ryan Parker for a Minor Subdivision at 702 Chestnut Street, Mechanicville.
- c. MP3 Rentals LLC, for an Area Variance and Minor Subdivision located at 303 North Second Avenue, Mechanicville.
- d. John Treadgold, for a Special Use Permit to convert his property at 99 Round Lake Avenue from 2 units to 3 units.
- e. Mary Lou Anatriello, for a Minor Subdivision at 19 Gilbert Street & Saratoga Avenue, Mechanicville.

7. CHAIRMAN EXPLAINS how the hearing will be conducted:

- a. First, those wishing to speak in favor of the Applicant's request.
- b. Second, those opposed

8. CHAIRMAN THANKS EVERYONE for their participation and calls for roll call vote.

9. ADJOURNMENT

Minor Subdivision Application

(4 lots or less)

Project # _____

1. PROJECT INFORMATION

Business/Project Name: 251 North Main Street LLC minor subdivision

Business/Project Address: 251 N. Main Mechanicville NY 12118

Applicant Name: William E Connors Date of Birth: _____

Mailing Address: [REDACTED] Mechanicville NY 12118

Telephone #: [REDACTED] Fax #: _____ Email: [REDACTED]

Property Owner (if different than Applicant AND the Owner does not sign below, please submit an original notarized "Owner Authorization" form - attached)

Property Owner Name: 251 North Main Street LLC Date of Birth: _____

If a corporation, please name a responsible party/designated officer: William E Connors

Mailing Address: [REDACTED] Mechanicville NY 12118

Telephone #: [REDACTED] Fax #: _____ Email: [REDACTED]

Business Representative Name/Company (if different from above): William E Connors

Address: PO Box 443 Mechanicville NY 12118

Telephone #: [REDACTED] Fax #: _____ Email: [REDACTED]

II. Subdivision Information

Number of lots existing: 1 Number of additional lots proposed: 1

Parcel Identification Number (SBL#) of existing lots included: 261.38-1-6

Zoning District(s): _____

Size of Existing Lot(s): .93 acre +/-

Proposed Use: Single Family ☐ Two-Family (Duplex) ☐ Multi-Family ☐ Commercial ☒ Other ☐

Proposed Water Service: ☒ Public ☐ Private ☒ Existing Service

Proposed Sanitary Sewer ☒ Public ☐ Private ☒ Existing Service

Proposed Street Name(s): _____

Date Property Acquired: 12-12-2023

Has applicant subdivided any portion of the above described property prior to the date of this application? Y ☒ N ☐

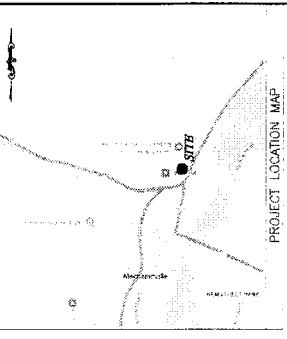
If Yes, indicate the number of parcels _____ Date(s) of each prior subdivision: _____

Describe any easements or other restrictions on this property: NONE KNOWN

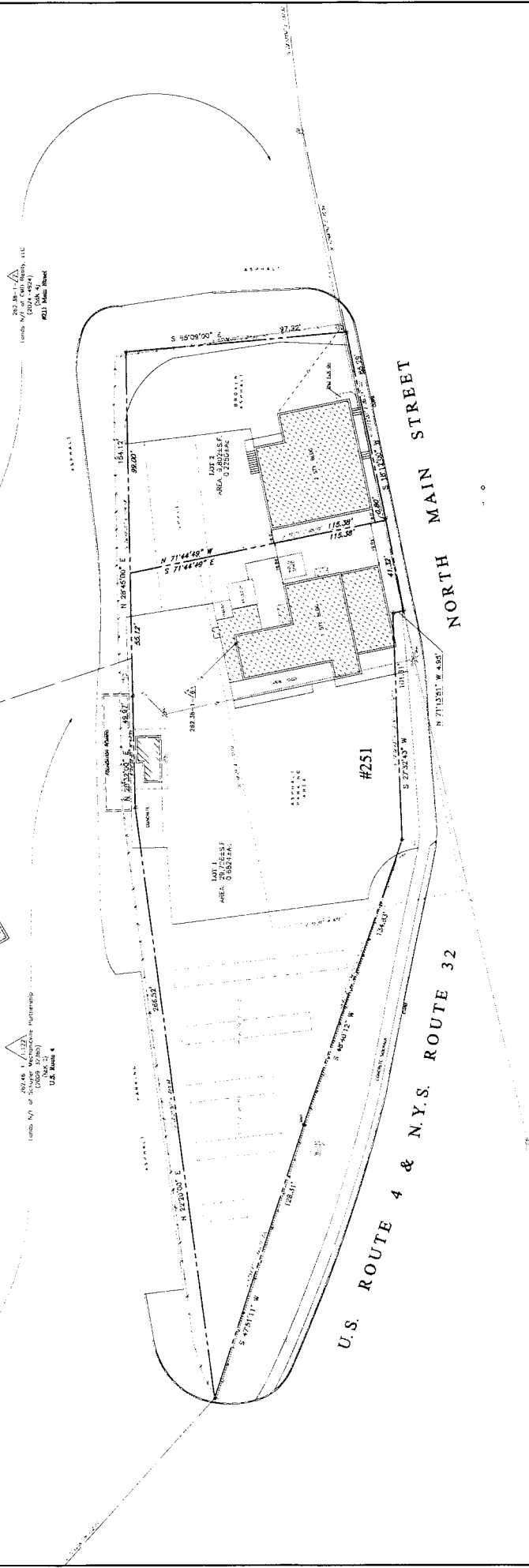
Permits/Approvals required from other agencies: _____

Applicant/Owner Signature: [Signature] Date: 08-18-2025

SITE DATA
City of Mechanicville #251-36-1-6
Landing (Long, Island) #251-36-1-6
Landing (Short, Island) #251-36-1-6
Number of lots 1 to 2
Surveyed by: J.M. J.
Surveyed Date: 10/15/2021



- LEGEND:**
- Overlaid Utility Lines
 - Survey Point
 - Lot Boundary
 - Lot Area
 - Lot Number
 - Lot Name
 - Lot Owner
 - Lot Status
 - Lot Type
 - Lot Use
 - Lot Value
 - Lot Tax
 - Lot Record
 - Lot Survey
 - Lot Title
 - Lot Reference
 - Lot Note
 - Lot Date
 - Lot File
 - Lot ID
 - Lot No



- DEED REFERENCES:**
- 251 North Main St. to 251 North Main St. Survey, dated December 12, 2021 and recorded in Book 4231 / Page 32/31
 - New York State Department of Taxation and Finance, dated May 10, 2021
 - Association of Property City of Mechanicville, dated December 12, 2021
 - Survey of Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 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1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144,



FREDERICK J. METZGER

LAND SURVEYOR, P.C.

P.O. BOX 237 - LATHAM, N.Y. 12110

(518) 783-0688 / FMETZGER1972@GMAIL.COM

September 4, 2025

Saratoga County
Dept. of Planning & Economic Development
50 W. High Street
Ballston Spa, N.Y. 12020

RE: Connors – 2 Lot Subdivision
251 North Main Street – Mechanicville, N.Y. 12118

To: Jeffrey R. Williams (Planner)

An application and site plan has been submitted to the City of Mechanicville for a subdivision request. William Connors has purchased tax parcel #262.38-1-6 at the above address and would like to split the parcel in two. There will be no new construction, and no public utilities will be affected or changed. The subdivision will separate the existing buildings on the lot.

If there are any questions, please feel free to contact me by phone or email.

Thank You,

Frederick J. Metzger, Jr., P.L.S.

Minor Subdivision Application

(4 lots or less)

Project # _____

1. PROJECT INFORMATION

Business/Project Name: _____

Business/Project Address: _____

Applicant Name: Ryan T. Parker Date of Birth: 12/03/1987

Mailing Address: _____

Telephone #: _____ Fax #: _____ Email: _____

Property Owner (if different than Applicant AND the Owner does not sign below, please submit an original notarized "Owner Authorization" form – attached)

Property Owner Name: _____ Date of Birth: _____

If a corporation, please name a responsible party/designated officer: _____

Mailing Address: _____

Telephone #: _____ Fax #: _____ Email: _____

Business Representative Name/Company(if different from above): _____

Address: _____

Telephone #: _____ Fax #: _____ Email: _____

II. Subdivision Information

Number of lots existing: 1 Number of additional lots proposed: 1

Parcel Identification Number (SBL#) of existing lots included _____

Zoning District(s): Residential

Size of Existing Lot(s): 50 by 50

Proposed Use: Single Family ☐ Two-Family (Duplex) ☐ Multi-Family ☐ Commercial ☐ Other ☒

Proposed Water Service: ☐ Public ☐ Private ☐ Existing Service

Proposed Sanitary Sewer ☐ Public ☐ Private ☐ Existing Service

Proposed Street Name(s): _____

Date Property Acquired: 20190502

Has applicant subdivided any portion of the above described property prior to the date of this application? Y ☒ N ☐

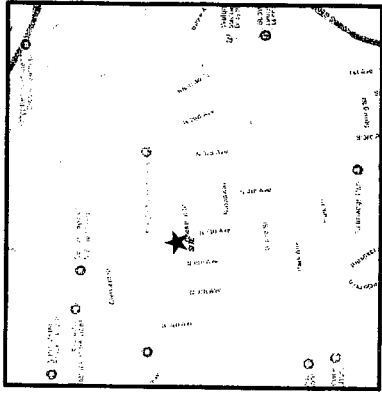
If Yes, indicate the number of parcels _____ Date(s) of each prior subdivision: _____

Describe any easements or other restrictions on this property: _____

Permits/Approvals required from other agencies: _____

Applicant/Owner Signature: Ryan T. Parker Date: 20250519

property address: 702 Chestnut St. Mechanicville NY 12118



SITE LOCATION MAP
SCALE: ANY TO SCALE

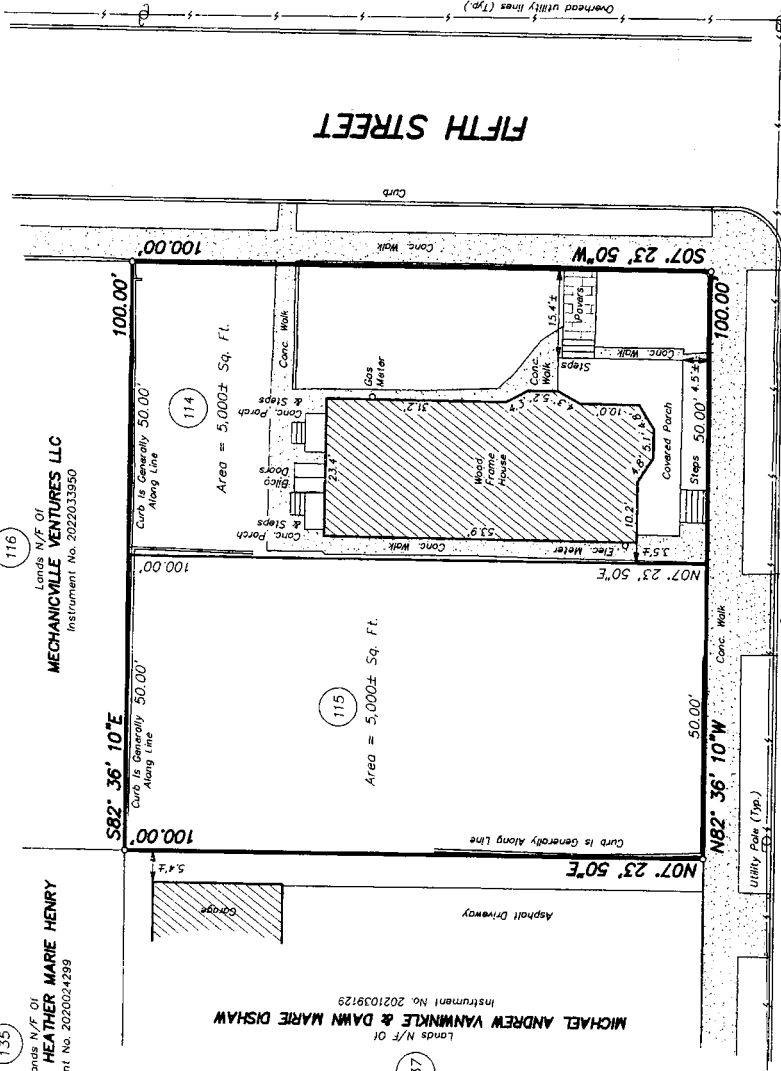
- NOTES:**
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE AND/OR TITLE REPORT AND MAY BE SUBJECT TO WHATEVER STATEMENT OF FACTS THEY MAY REVEAL.
 2. NO ATTEMPT WAS MADE TO SHOW UNDERGROUND IMPROVEMENTS IN THE PREPARATION OF THIS SURVEY.
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 5. OFFSETS OR DIMENSIONS FROM THE PROPERTY LINE TO ADJACENT FEATURES ARE NOT INTENDED TO BE USED FOR PURPOSES TO POSITION IT RELATIVE TO THE PROPERTY LINE AND/OR COMPLIANCE WITH ZONING, AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR GUIDE IN THE LOCATION OF FENCES OR OTHER IMPROVEMENTS TO THE LAND.

114 - MAP REFERENCE LOT NUMBERS

SUBDIVISION OF LANDS OF RYAN T. PARKER

TAX ID: 261.60-1-39

CITY OF MECHANICVILLE	SARATOGA COUNTY, NEW YORK
SCALE: 1" = 20'	DATE: NOVEMBER 5, 2024
TELEPHONE NO.: (518) 363-0634	MAP NO.: 24 - 11 - 247A
Gilbert VanGuilder Land Surveyor, PLLC Professional Land Surveyors 988 Route 146, Clifton Park, New York 12065 gvgulandsurveyors.com	



CHESTNUT STREET

SITE STATISTICS:

ORIGINAL AREA: 10,000± SQ. FT.
MIN. LOT SIZE: 4,000 SQ. FT.
(5,000 SQ. FT. IF PREVIOUSLY A BUILDING LOT)
MIN. LOT WIDTH: 45 FT.
MIN. LOT DEPTH: 25 FT.
MIN. FRONT YARD: 25 FT.
MIN. SIDE YARD: 5 FT. TOTAL 14 FT.
MIN. BUILDING LOT COVERAGE INCLUDING ACCESSORY: 40%

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES OF THIS MAP PREPARED BY GILBERT VANGUILDER, LAND SURVEYOR, PLLC, AND/OR HIS EMPLOYEES, AND/OR HIS ORIGINAL SIGNATURE AND EMBOSSED SEAL SHALL BE CONSIDERED VALID.

DEED REFERENCE:

CONVEYANCE TO RYAN T. PARKER BY DEED DATED NOVEMBER 9, 2020 AND RECORDED IN THE SARATOGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 2020036768.

MAP REFERENCE:

MAP ENTITLED "MAP OF PROPERTY BELONGING TO HEIRS OF CORNELIA BAKER DECEASED, FORMERLY OWNED BY LOUISIANA STATE UNIVERSITY, SARATOGA COUNTY, NEW YORK, 1988, PREPARED BY G.L. HICKS, ENGINEER AND FILED IN THE SARATOGA COUNTY CLERK'S OFFICE AS CEP142.

KEVIN H. WEED, P.L.S. No. 51005

Minor Subdivision Application

(4 lots or less)

Project # _____

1. PROJECT INFORMATION

Business/Project Name: MP3 Rentals LLC Minor Subdivision

Business/Project Address: 303 North Second Avenue, Mechanicville, New York 12118

Applicant Name: MP3 Rentals LLC Date of Birth: N/A

Mailing Address: c/o Jones Steves Grassi LLP, 68 West Avenue, P.O. Box 4400, Saratoga Springs, New York 12866

Telephone #: [REDACTED] Fax #: [REDACTED] Email: [REDACTED]

Property Owner (if different than Applicant AND the Owner does not sign below, please submit an original notarized "Owner Authorization" form – attached)

Property Owner Name: Same As Applicant Date of Birth: N/A

If a corporation, please name a responsible party/designated officer: Bruce Steves, Esq.

Mailing Address: 68 West Avenue, P.O. Box 4400, Saratoga Springs, New York 12866

Telephone #: [REDACTED] Fax #: [REDACTED] Email: [REDACTED]

Business Representative Name/Company(if different from above): Craig Perkins

Address: [REDACTED]

Telephone #: [REDACTED] Fax #: None Email: mp3.inc@yahoo.com

II. Subdivision Information

Number of lots existing: 1 Number of additional lots proposed: 1

Parcel Identification Number (SBL#) of existing lots included: 261.60-5-28

Zoning District(s): General Commercial District

Size of Existing Lot(s): 13,890 square feet +/-

Proposed Use: Single Family ☐ Two-Family (Duplex) ☐ Multi-Family ☒ Commercial ☐ Other ☐

Proposed Water Service: ☒ Public ☐ Private ☐ Existing Service

Proposed Sanitary Sewer ☒ Public ☐ Private ☐ Existing Service

Proposed Street Name(s): N/A

Date Property Acquired: September 4, 2015

Has applicant subdivided any portion of the above described property prior to the date of this application? No

If Yes, indicate the number of parcels N/A Date(s) of each prior subdivision: N/A

Describe any easements or other restrictions on this property: See proposed Subdivision Plat.

Permits/Approvals required from other agencies: Only approvals required for project are from City of Mechanicville Planning Commission/Zoning Board of Appeals.

Applicant/Owner Signature: _____

Bruce Steves

Date: _____

5/19/2025



Scale 1" = 30'

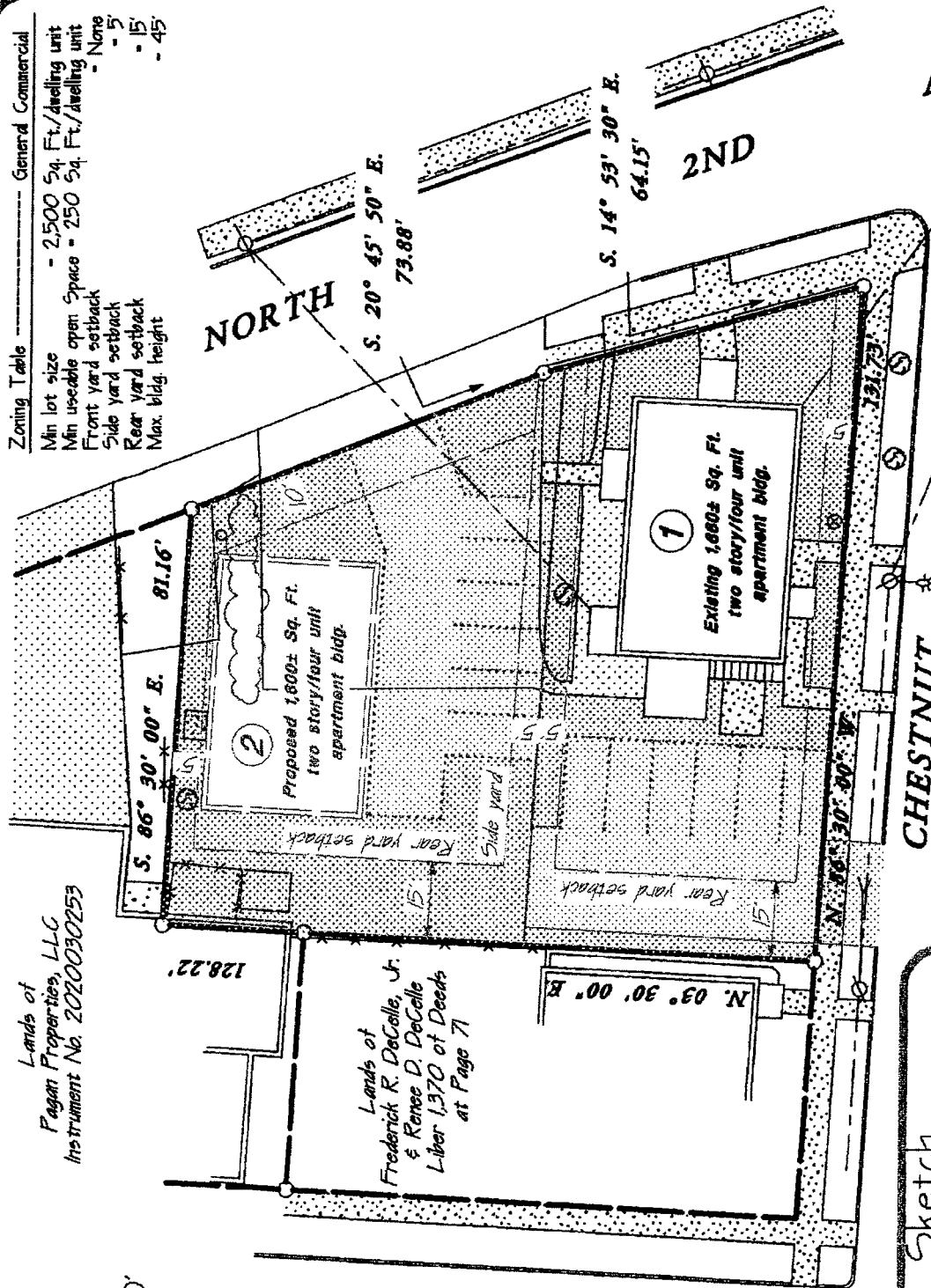
Lands of
Pagan Properties, LLC
Instrument No. 2020030253

NORTH 3RD AVE.

Lands of
Frederick R. DeCelle, Jr.
& Renee D. DeCelle
Liber 1370 of Deeds
at Page 71

Zoning Table ----- General Commercial

Min lot size	- 2,500 Sq. Ft./dwelling unit
Min useable open space	- 250 Sq. Ft./dwelling unit
Front yard setback	- 5'
Side yard setback	- None
Rear yard setback	- 15'
Max. bldg. height	- 45'



Sketch

Showing A Proposed Two Lot
Subdivision of 303 N. 2nd Ave

- Lot 1 Proposed area = 6,945± Sq. Ft. (10,000 required) 30.5% variance
Proposed green space = 2,000 Sq. Ft. (1,000 required)
- Lot 2 Proposed area = 6,945± Sq. Ft. (10,000 required) 30.5% variance
Proposed green space = 9,238 Sq. Ft. (1,000 required)

SPECIAL USE PERMIT APPLICATION
CITY OF MECHANICVILLEZBA/ PLANNING COMMISSION

36 North Main Street
Mechanicville, New York 12118

(518) 664-5001 ext. 328 ~ gina.kenyon@mechanicvilleny.gov

Business/Project Name: 2 unit to 3 unit conversion (multi family)

Address/Location: 99 Round lake ave

APPLICANT:

Name: John Treadgold

Address: 99 Round lake ave, mechanicville

Telephone #: [REDACTED]

Fax #: _____

Email: [REDACTED]

***Owner Authorization must be provided if you do not own the property.

Property Owner (if different):

Name: _____ Address: _____

Telephone #: _____ Fax #: _____ Email: _____

Business Representative: _____ Address: _____

Telephone #: _____ Fax #: _____ Email: _____

Date property was acquired by the applicant: _____

Site:

Parcel Identification #: (SBL#) of lots included: 261.43-2-21 Zone: mixed

Proposed Use: 2 unit to 3 unit conversion (multi family)

Hours of Operation: M _____ Tu _____ W _____ Th _____ F _____ Sat _____ Sun _____

of Employees: _____ Parking needed: _____ Parking Provided: 6 offstreet

Previous Use if Applicable: 2 unit (2 family)

Describe any easements or other restrictions on this property: none

Name(s) of Previous Owner(s): _____

Applicant/Business Representative Signature: _____ Date: _____

Property Owner Signature: [Signature] Date: 8/29/2015

Office use only

Fee \$ _____ Paid: Yes ☐ No ☐

Escrow Account \$ _____

Application Status: Complete ☐ Incomplete ☐

Reason: _____ Reviewer's Initials: _____

Narrative of Proposed Use:

The following description must include use, services provided, fire protection, signage changes, deletions, additions, alterations, site amendments, or improvements.

2 unit to 3 unit conversion

Scope of work:

- remodel existing 3rd floor into studio app.

Is the proposed use serviced adequately by essential public facilities and services, including, but not limited to: highways, streets, parking spaces, public transportation, police, ambulance and fire protection, storm water management, solid waste management, refuse disposal, water, sewers, and schools as well as any other additional services?

Yes

- property included 6 offstreet parking spots (w/ additional garage spots)
- Existing utilities is sufficient for additional living space

Explain how the proposed use will conform to the standards and design requirements specified in the Code and the Master Plan for that particular zone?

- stamped engineering drawing included for 3 unit conversion

Does the proposed use have an undue adverse effect upon adjacent property, the character of the neighborhood and surrounding areas, traffic conditions, parking, utility facilities, or other matters affecting the public health, safety, welfare or convenience of the public?

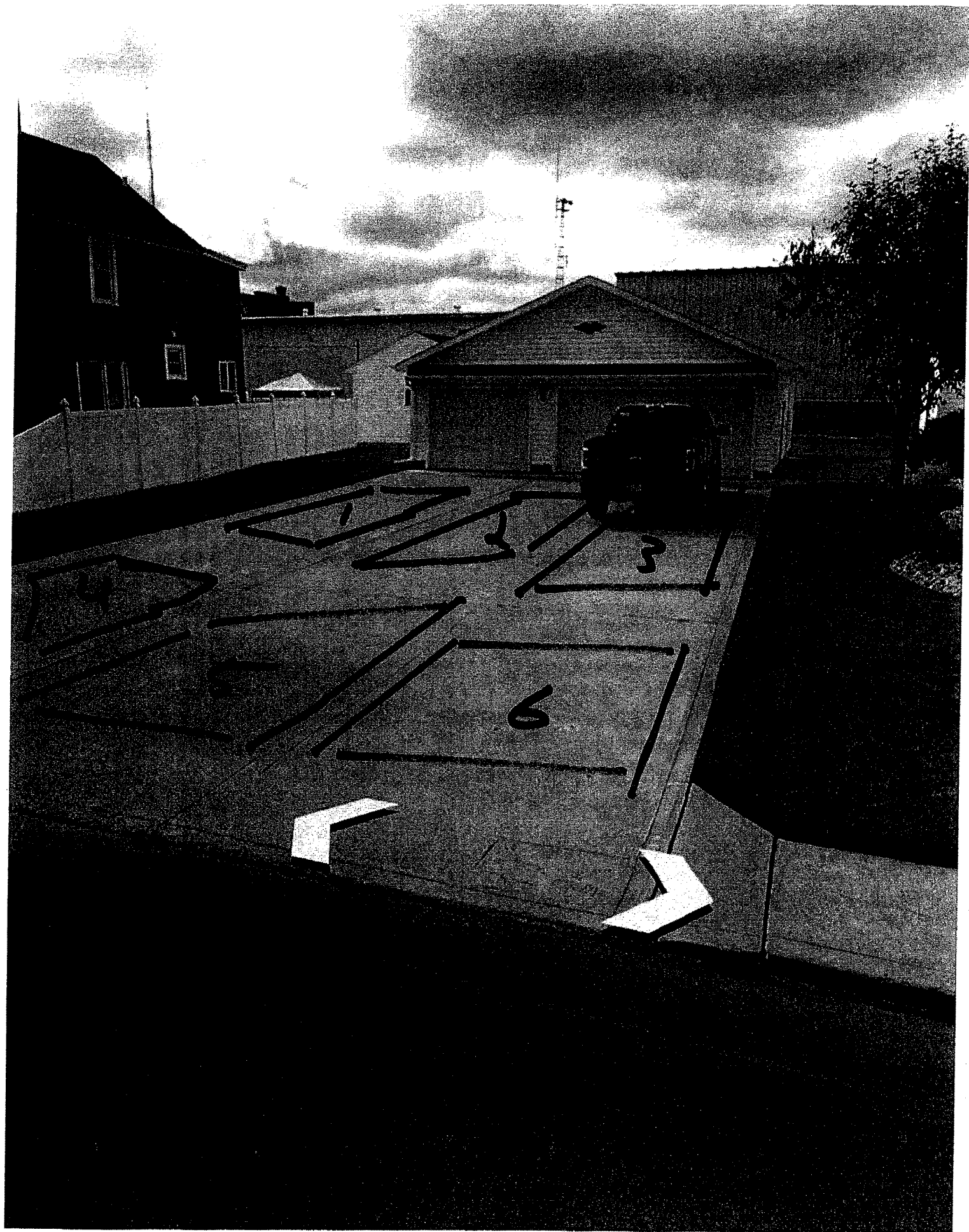
NO

- sufficient offstreet parking
- All construction taking place within existing structure of the residence

Does the proposed use create operations or uses that will be considered objectionable to nearby properties by reason of noise, fumes, vibrations, illumination or other outward affects on others in the zone?

NO

- Adding small 1bed/1bath apartment will have little affect on surrounding area



Minor Subdivision Application

(4 lots or less)

Project # MJ1521.160

1. PROJECT INFORMATION

Business/Project Name: Mary Lou Anatriello Lot Line Adjustment

Business/Project Address: 19 Gilbert Street & 20 Saratoga Avenue, Mechanicville, NY

Applicant Name: Mary Lou Anatriello

Date of Birth: _____

Mailing Address: [REDACTED]

Telephone #: [REDACTED]

Fax #: _____

Email: [REDACTED]

Property Owner (if different than Applicant AND the Owner does not sign below, please submit an original notarized "Owner Authorization" form – attached)

Property Owner Name: Mary Lou Anatriello

Date of Birth: _____

If a corporation, please name a responsible party/designated officer: _____

Mailing Address: [REDACTED]

Telephone #: [REDACTED]

Fax #: _____

Email: [REDACTED]

Business Representative Name/Company(if different from above): MJ Engineering

Address: 21 Corporate Drive, Clifton Park, NY 12065

Telephone #: 518-371-0799

Fax #: _____

Email: creid@mjteam.com

II. Subdivision Information

Number of lots existing: 2

Number of additional lots proposed: 0

Parcel Identification Number (SBL#) of existing lots included 262.46-3-9 & 262.46-3-1

Zoning District(s): Residential

Size of Existing Lot(s): 262.46-3-9: 6,431sqft & 262.46-3-1: 5,000sqft

Proposed Use: Single Family ☐ Two-Family (Duplex) ☐ Multi-Family ☐ Commercial ☐ Other ☐

Proposed Water Service: ☐ Public ☐ Private ☐ Existing Service ☐

Proposed Sanitary Sewer ☐ Public ☐ Private ☐ Existing Service ☐

Proposed Street Name(s): n/a

Date Property Acquired: n/a

Has applicant subdivided any portion of the above described property prior to the date of this application? Y N

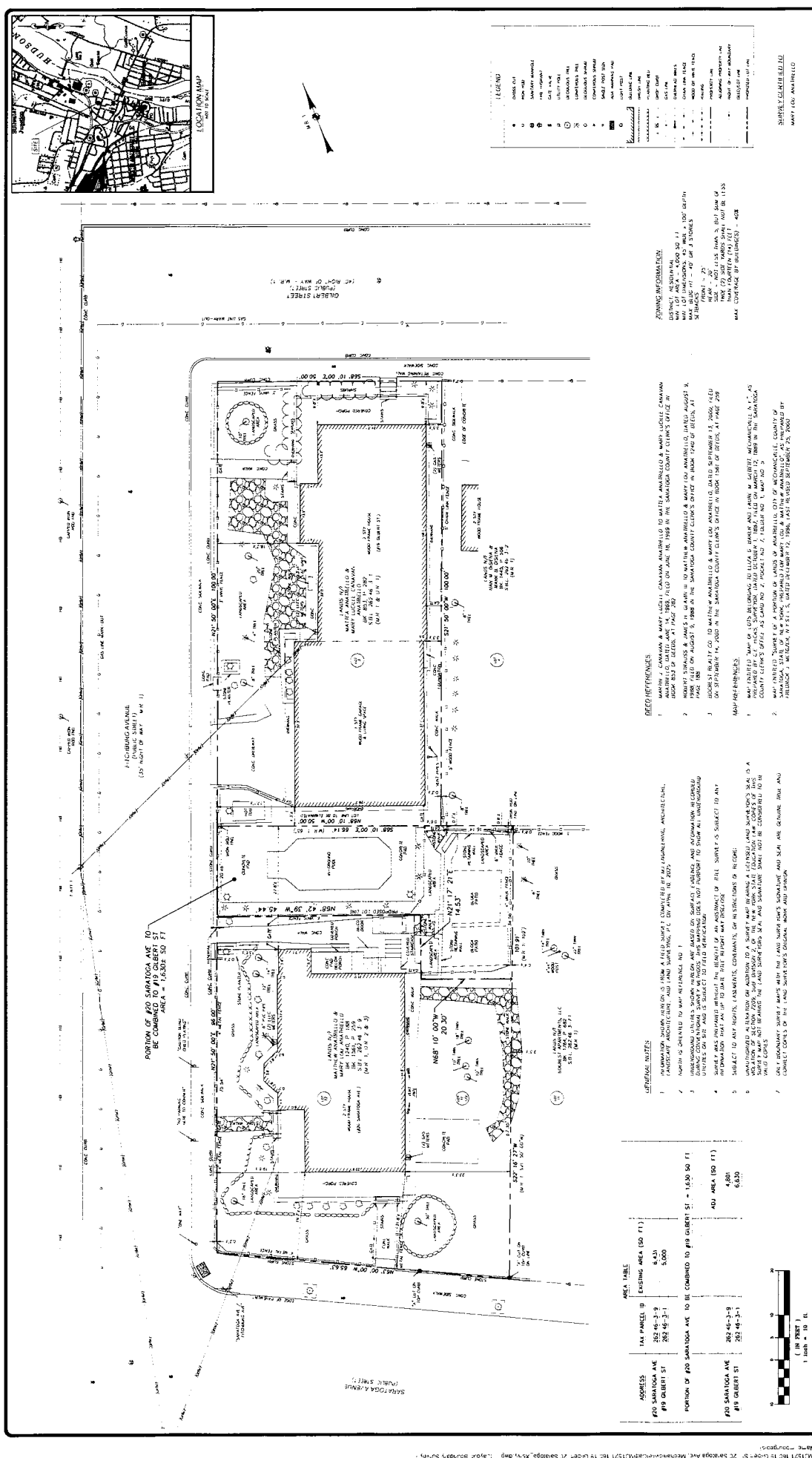
If Yes, indicate the number of parcels _____ Date(s) of each prior subdivision: _____

Describe any easements or other restrictions on this property: _____

Permits/Approvals required from other agencies: _____

Applicant/Owner Signature: _____

Date: 9/3/2025



PROPOSED LOT LINE ADJUSTMENT
19 GILBERT STREET &
20 SARATOGA AVENUE
S.B.L. 262.46-3-1 & S.B.L. 262.46-3-9
CITY OF MECHANICVILLE, SARATOGA CO., N.Y.
PREPARED FOR MARY LOU ANATRIELLO

SCALE: 1" = 10'
 CONTRACT NO. ALPIND 10-111517-160
 DATE: MAY 8, 2025

1 OF 1

Engineering,
Land Surveying,
and Land Surveying, P.C.
 21 Corporate Dr., Clifton Park, NY 12065
 (518) 371-0799 • mjeam.com

WORK IN PROGRESS

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 A.C.A.S. & M.S.E.M. MARK

SUBMITTAL / REVISIONS

NO.	DATE	BY	REVIEWED BY	DATE	DESCRIPTION
1					

AREA TABLE

ADDRESS	TAX PARCEL ID	EXISTING AREA (SQ. FT.)
20 SARATOGA AVE	262.46-3-9	8,431
19 GILBERT ST	262.46-3-1	5,000

PORTION OF 20 SARATOGA AVE TO BE COMBINED TO 19 GILBERT ST = 13,530 SQ. FT.

ADDRESS	TAX PARCEL ID	EXISTING AREA (SQ. FT.)
20 SARATOGA AVE	262.46-3-9	8,431
19 GILBERT ST	262.46-3-1	5,000

DEED REFERENCES

1. MARY LOU ANATRIELLO & MARY LOU ANATRIELLO TO MARY LOU ANATRIELLO & MARY LOU ANATRIELLO, CHATTAUGUY COUNTY, N.Y., DEED NO. 100, DATED JANUARY 14, 1988, FILED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 100, PAGE 100.
2. MARY LOU ANATRIELLO & MARY LOU ANATRIELLO TO MARY LOU ANATRIELLO & MARY LOU ANATRIELLO, CHATTAUGUY COUNTY, N.Y., DEED NO. 101, DATED JANUARY 14, 1988, FILED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 100, PAGE 101.
3. MARY LOU ANATRIELLO & MARY LOU ANATRIELLO TO MARY LOU ANATRIELLO & MARY LOU ANATRIELLO, CHATTAUGUY COUNTY, N.Y., DEED NO. 102, DATED JANUARY 14, 1988, FILED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 100, PAGE 102.

MAP REFERENCES

1. MARY LOU ANATRIELLO & MARY LOU ANATRIELLO TO MARY LOU ANATRIELLO & MARY LOU ANATRIELLO, CHATTAUGUY COUNTY, N.Y., DEED NO. 100, DATED JANUARY 14, 1988, FILED IN THE SARATOGA COUNTY CLERK'S OFFICE IN BOOK 100, PAGE 100.
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