

The Mechanicville ZBA/Planning Commission held a meeting at the Mechanicville Public Works Building, 4 Industrial Park Road, Mechanicville, New York on June 19, 2017. Frank Scirocco opened the meeting at 7:00 P.M. The Pledge of Allegiance was led by Keith Johnson.

Roll Call:	Frank Scirocco	- present
	Robert Chase	- present
	Richard Delaney	- present
	Keith Johnson	- present
	Ed Morcone	- present
	Ray Martin	- absent
	Chris Boyark	- present

Frank Scirocco: Is there a motion to waive the minutes to the last meeting since we don't have them?

Motion made by: Robert Chase

Seconded by: Richard Delaney

All in Favor: Ayes: 6

Frank Scirocco: I need copies of all the notices sent out. Let the record show we have receipts from, Timothy Sheehan, Dennis and Francine Baker, Edward Hildreth, Charles and Marie Kerls, Johnathan & Jaclyn Nemetz, Patrick & Carol Hildreth, Brian & Tammy White, Howard & Cindy Newman, Michael & Kathleen Saunders, and Charles DeVito. It was duly published in the Daily Gazette. With that being said tonight hearing is to look at an area variance application for Joe and Laureen Sheehan .

Ken Ingersoll: My name is Ken Ingersoll and I am a local general contractor from Stillwater, New York and have been hired by Joe and Laureen Sheehan at 706 Grand Street to draw up plans for, and construct a one (1) first floor master suite with an attached 3 stall garage. The existing three (3) stall garage will be removed a new three (3) stall garage will be replace somewhat on that same footprint just three (3) feet off the property line to allow construction and maintenance. The proposed first floor master bedroom/suite will be attached to that garage as per the drawing submitted. The first floor suite addition will stay the same distance off the property line (the west side of the house) as per the existing structure that is give or take four (4) feet off the property line that whole west side of the house. As per the drawings there is a one (1) foot jog back to the

west for the addition to allow for minimum access for construction and maintenance around the property.

Frank Scirocco: So it is now going to be exactly on the same footprint. So it will need a variance.

Ken Ingersoll: With any luck the application has been sufficiently filled out and if there are any questions, comments or concerns I would be more than happy to answer any.

Frank Scirocco: Regarding the area variance first tell us why this won't have a significant adverse effect on the neighborhood.

Ken Ingersoll: The existing garage right now for the most part is on the property line and you are not able to maintain it so my goal in any construction project is if you are going to do something you try and do it better than what was there. As per the drawing, it is a tight footprint, it is a tight line. We thought about rotating the garage 90 degrees but the turnaround space would be insufficient. If we were to leave the existing the way it was, make it a little better by coming away from the property line it could be a win/win for everyone, it would allow the contractor build it correctly, it would allow the homeowner to properly maintain it, and it would be a lot better.

Frank Scirocco: Elaborate if it is possible to satisfy your needs with any means other than a variance.

Ken Ingersoll: No.

Frank Scirocco: Do you see any environmental?

Ken Ingersoll: Absolutely not.

Frank Scirocco: Those are all the questions I have right now.

Bob Chase: How tall is it?

Ken Ingersoll: I would have to get the drawings out but it has an 8 foot 6.

Bob Chase: Is it two (2) stories?

Ken Ingersoll: No, one (1) story.

Bob Chase: Peak roof?

Ken Ingersoll: Peak roof, I do have the drawings, if you see Joe's house federal style, hip roof (double hip) we are going to come off the back of that roof with a gable roof, skewed to the east to catch his rear entry porch. Everything is trussed, it is skewed to catch the porch, come out X amount with over the master suite, still a gable roof, drop down three (3) feet, and the balance of that will be the three (3) stall garage. It is pretty simple.

Frank Scirocco: Just to stay on track, since it doesn't need site plan approval keep the questions pertaining to the actual criteria for the area variance.

Keith Johnson: Just looking at the drawings, where the old garage is, so it is actually going to be in a smaller footprint.

Ken Ingersoll: The new garage will be towards the house maybe a couple of feet and brought to the east a couple of feet, pretty much the same size garage footprint.

Frank Scirocco: So you are actually giving the neighbors more room you are not encroaching as much.

Ken Ingersoll: Exactly.

Frank Scirocco: Chris, do you see where this would have an adverse effect in the neighborhood.

Chris Boyark: I don't think so, he is going to move it out so it is easier to get around it to maintain the building, it is basically in the same spot, and it makes sense.

Ed Morcone: Nothing more to ask on the variance but, I would love to see pictures.

Sam Carabis: He has to get a building permit to put this building up correct?

Ken Ingersoll: Absolutely.

Richard Delaney: It is kind of an odd property where the driveway goes in from an L shape, I wonder if there is any other property in Mechanicville that is presented like that. I looked at it this morning and it says the proposed addition is going to be equal to the depth of the garage but it says it goes to the covered porch. When I looked at it, it looks like the proposed addition would be wider than the depth of the garage; it doesn't appear to match the diagram.

Ken Ingersoll: This whole rectangle will be the new addition; if you look right now that is the distance I am going to say it is one (1) foot from this property line. What we are proposing is moving it that way two (2) feet to give three (3) feet minimum and it is the same thing here. This is the existing, and there is four (4) feet of space between that property line. Our addition will go right along the same line away from the property line. The garage is actually going to be to this point right here. That is where there is a one (1) foot jog if you were going to see the detail drawings and that explains the four (4) foot distance and the three (3) foot distance. The proposed addition will be right in line with the new. This is the existing driveway and it will stay the same.

Frank Scirocco: The only thing we have to be concerned about is the variance for here.

Frank Scirocco: I am going to close this part of the hearing, and open it up to the public. Is there anyone here who would like to speak in favor or against the project? Please stand up, tell us where you live, who you are and be as brief as possible. Please direct your questions to the board and not the applicant.

Dennis Baker: I live at 707 Broadway which is the backyard neighbor of the property where this is going. There was originally a lot where 13 feet of his garage was and where my garage was, I bought it from the people before Joe and she wanted to keep 13 feet of it so she could access her garage, I kept 37 feet. What he wants to do is perfect because he is right, right now my fence is right against the garage and you can't get between them to do any work at all. So by him backing it in a little bit will allow them to get in and do maintenance. We have no objection to it at all.

Sam Carabis: Is three (3) feet adequate to get your equipment in there to construct a garage.

Ken Ingersoll: Yes

Frank Scirocco: On the agenda it says for an area variance to put an addition to open a mortgage office, can you shed any light on that but it doesn't say that on the application I am wondering if that is a mistake on the agenda.

Ken Ingersoll: That is truly a mistake there will be no mortgage office there it is a master suite.

Frank Scirocco: Any other questions before we move forward. Do I have a motion that the application will not create an undesirable change to the neighborhood, will not have any environmental adverse effects on the neighborhood, and there is no other way to satisfy the applicant other than a variance, and that the variance is substantial.

Motion by: Bob Chase
Seconded by: Chris Boyark

Frank Scirocco	-	yes
Keith Johnson	-	yes
Richard Delaney	-	yes
Ed Morcone	-	yes
Bob Chase	-	yes
Chris Boyark	-	yes
Sam Carabis	-	yes

Motion is passed.
Motion to adjourn?

Motion by: Richard Delaney
Seconded by: Keith Johnson

Ayes: 7 Nays: 0

Meeting adjourned.