The Mechanicville Zoning/Planning Board held a meeting at the Mechanicville Senior Center, 178 North Main Street, Mechanicville, New York on May 4, 2021. Frank Scirocco opened the meeting at 7:00 P.M. The Pledge of Allegiance was led by Frank Scirocco.

Roll Call: Frank Scirocco - present

Robert Chase - present

Richard Delaney - absent

Martin Doyle - present

Ed Morcone - absent

Dan O’Connor - present

Addy Waldie - present

Frank Scirocco: Did everyone get a chance to look at the minutes of the last meeting? Do I have a motion to accept?

Motion by: Dan O’Connor

Seconded by: Addy Waldie

Ayes: 5 Nays: 0

Frank Scirocco: Tonight we will hear Steve Cerone’s application for a special permit to construct a three family house; it was posted in the Daily Gazette, before the special permit we have to take a look real quick at the short environmental assessment form and I have the determined this, and I think the board has to as a type 2 action. Is the board in agreement that it is a type 2 action section 617, one, two, or three family and a type 2 action needs no further review.

Board agreed.

Frank Scirocco: First thing we need to review is the special permit. Basically the criteria you need to base your decision on is whether or not the property relates to the surroundings, whether it will have an undesirable effect on the character of the neighborhood, omit any obnoxious odors, do you have any questions regarding the special permit?

Martin Doyle: Yes, it is not obnoxious odors; it has to do with the gutter drains. How your gutter drains are supposed to be set up, it says to the street storm drain, is that going to be tied in directly or is it just run to it.

Steve Cerone: It is tied in directly to a catch basin on Saratoga Avenue.

Martin Doyle: You are going to work with the municipality?

Steve Cerone: Yes, DPW was there this morning, we will tie directly in, when I excavate everything he wants to come and inspect it.

Martin Doyle: That was my only question as far as how your gutter drains are going to be set up.

Frank Scirocco: Addy anything as it pertains to the special permit not the site plan.

Addy Waldie: No.

Frank Scirocco: Robert?

Bob Chase: No, I am satisfied it all looks good.

Frank Scirocco: Dan?

Dan O’Connor: Nothing.

Frank Scirocco: I see nothing that you are going to do that is going to disrupt the neighborhood so is there a motion to grant the special permit to construct the building?

Motion by: Dan O’Connor

Seconded by: Martin Doyle

Ayes: 5 Nays: 0

Frank Scirocco: Now we will get to your site plan. First we have had Saratoga County review your drawings and their decision was not significant countywide or intercommunity problem however, they did say this which relates with what you said. I am going to read it “City infrastructure (sanitary and water) is available at the Boston Avenue site frontage. It is an assumption on our part that the stormwater form the site will tie into the existing street system. A concern that may come up under local review is that with both apartments and condo units there is a tendency that garages become storage areas rather than their use for parking vehicles. This could then result in the overflow of a unit’s 2nd or 3rd car onto the street, if there is parking available. Obviously, on-street parking is the norm for cities and villages and not to be discouraged, but the review process should consider discussion of garages for their intended purpose – so that a 3-family dwelling doesn’t automatically raise negative connotations for future applicants”. I just thought I would read that because that is something I know I have never considered when someone says I have a two-car garage and a couple cars. I have a garage I can’t park anything in. Tell us what you are doing. A brief summary of what you are doing.

Steve Cerone: I want to build a three-family house on my property facing Boston Avenue. I don’t want it going off of Saratoga Avenue because the traffic is horrible. It will be three rental units and I currently own 17 units in the City of Mechanicville and I occupy one of those now, I live across the street.

Ann Cerone: We live across the street; we are not going to build something that looks bad or affect us in anyway.

Frank Scirocco: Has everyone had a chance to visit the site?

Board: Yes.

Frank Scirocco: Ok Bob what do you have, any questions?

Bob Chase: I just wondered if you are planning on putting a sidewalk in.

Steve Cerone: If I am told I have to, right now the building cost is really stretching things so I do plan on putting one in, both ends is not tying into anything, it is just a hill. I don’t know how I am going to grade the other properties into a sidewalk.

Frank Scirocco: Isn’t there an issue on Boston Avenue with getting a sidewalk all the way up there?

Steve Cerone: It will just stop at the property line; there is no sidewalk up Boston Avenue on that side of the street.

Addy Waldie: How are you handling the changes in elevation from Saratoga Avenue to the property?

Steve Cerone: It is going from the sidewalk and taper up almost to the house and level off. I get a cross section what the cut will be, it will be a gradual slop, and it will be mow able.

Frank Scirocco: I am sorry, I interrupted you Robert, and what else do you have.

Bob Chase: That was my only thing.

Frank Scirocco: Ok Addy what do you have.

Addy Waldie: I wanted to confirm the sidewalks and change in elevation which you answered. With pulling it into the property next to it, one possible idea is if you look at the site and the area they don’t use the sidewalks on Boston Avenue aren’t on that side so there could be an idea to take the sidewalks that you would install on the Boston Avenue side and extend it to Saratoga Avenue down that area.

I am just having an open conversation about sidewalks.

Frank Scirocco: We had a discussion, isn’t there a problem on Boston Avenue that would amount to extraordinary costs to put a sidewalk in.

Jim Herkel (Building/Code Enforcement Office): That is on Saratoga Avenue because there is such a steep grade there, but you said you are grading that back as opposed to putting a retaining wall in and adding a sidewalk from the retaining wall to Saratoga Avenue. The other issue is there is a telephone pole in the way and the storm sewer needs to be moved out further out into Saratoga Avenue.

Steve Cerone: I had Anthony Gotti there this morning and we talked about that, he said he can re-do the catch basin or put a catch basin out and have it drain into that catch basin. I don’t know how, we didn’t actually go up and look at it; we were up on the property because it will still have to be covered because of where the sidewalk is going.

Frank Scirocco: Martin?

Martin Doyle: I don’t have any more questions.

Addy Waldie: There wasn’t a landscaping plan, what is it, is it all just grass?

Frank Scirocco: We will get to that. I am going to close this part of the meeting and open it up to the general public for their comments. Is there anyone to speak in favor or opposition? Ok we will close that open part of the meeting and we will get to some more questions from the board. Addy would you like to ask some more questions about landscaping.

Addy Waldie: Yes, the landscaping plan isn’t so is it just grass to the areas that are obviously not the driveway or the sidewalks

Steve Cerone: On the other side of the driveway there are bushes there, then the property around this we are going to down the Saratoga Avenue side with arborvitaes to grow into a wall and then we are going to do the property line out behind the house like the Saratoga Avenue side back to the driveway to define the property. Then where the patios are out back there will be a little bit of a buffer there.

Addy Waldie: Thank you.

Frank Scirocco: Dan?

Dan O’Connor: I am good with it.

Frank Scirocco: Your parking is going to be garages correct.

Steve Cerone: And out front of the garages.

Frank Scirocco: Do you have a snow removal plan?

Steve Cerone: Both sides, the driveways, there is going to be room between that and the existing driveway towards the Saratoga Avenue side there is over 20 feet there and it will be graded down.

Frank Scirocco: Any exterior lighting that is going to shine in your neighbors windows?

Steve Cerone: No those will be, if you see where the garages come out and the porches are set back in so they will be in there.

Frank Sirocco: No crazy colors for your siding, like purple?

Steve Cerone: They ran out of purple, we haven’t decided, we do like the gray tones.

Frank Scirocco: That is all I have, anybody else?

Bob Chase: There are no windows on the side, on purpose?

Steve Cerone: Correct, Saratoga Avenue, with the traffic there it will cut down on the noise, I asked my architect and he said they are not required, there is enough light coming in on both ends. The middle unit would not have any anyway.

Dan O’Connor: As soon as I saw that I knew exactly why you were doing that.

Frank Scirocco: Does anyone have anything else? So there is a motion to accept the site plan as submitted.

Motion by: Bob Chase

Seconded by: Dan O’Connor

Call the roll:

Bob Chase: Yes

Martin Doyle: Yes

Dan O’Connor: Yes

Addy Waldie: Yes

Frank Scirocco: Yes

We are done here.

Frank Scirocco: Is there any new business. Being that there is no new business do I have a motion to adjourn?

Meeting adjourned @ 7:12 p.m.

Motion by: Dan O’Connor

Seconded by: Addy Waldie