

The Mechanicville Zoning/Planning Board held a meeting at the Mechanicville Senior Center, 178 North Main Street, Mechanicville, New York on July 13, 2021. Frank Scirocco opened the meeting at 7:00 P.M. The Pledge of Allegiance was led by Bob Chase.

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

Frank Scirocco: Can we wave the acceptance of the minutes I don't think I saw them. Is there a motion to wave the minutes?

Motion by: Bob Chase  
Seconded by: Ed Morcone

Ayes: 4 Nays: 0

Frank Scirocco: Let it be known that notice was published in the Daily Gazette of the application. Tonight's hearing is to approve the following review: Joe and June Phelps for a change in tenancy of 27 North Main, Mechanicville to change an office space into a studio apartment. This is basically a review as to what you are doing; we don't need to see any drawings or plans. If you would come up to the podium and tell us what you are planning on doing. First let me say that the neighbors were notified by return receipt mail. And you are ma'am?

June Phelps

Frank Scirocco: Tell us what you are going to do.

June Phelps: We are converting the small office space on the corner of North Main and Hill Street to a studio apartment. All we are doing is actually putting in, we have a bathroom in there already, except a shower has to be installed, and a small kitchen unit along the wall. Basically that is it.

Frank Scirocco: So make it a studio apartment.

June Phelps: Just a studio apartment from a small office space.

Frank Scirocco: Any code violations?

Jim Herkel (Building/Code Enforcement Officer): I have not set foot inside.

Frank Scirocco: My only question is do you have parking?

June Phelps: We have a parking lot in the back so there is no problem with parking.

Frank Scirocco: Bob?

Bob Chase: Single person apartment?

June Phelps: It is a studio so yes we prefer a single, most likely it will be a single, we have a studio in the building which is one person, mainly it is usually just one person. It is a nice size it is almost 400 square feet.

Bob Chase: I am concerned with parking if you have (2) two cars instead of (1) one.

June Phelps: We have (14) fourteen spaces, we have a large parking lot.

Frank Scirocco: There is a law about how many people can be living in an apartment that are related and I think it might be (5) five or (6) six, Jim would know better, I don't think you will see that in a studio.

Jim Herkel: I would have to look that up.

Frank Scirocco: What else you have Bob?

Bob Chase: That is it.

Frank Scirocco: Dan?

Dan O'Connor: I have nothing.

Frank Scirocco: Ed?

Ed Morcone: I am fine, parking is fine.

Frank Scirocco: All the trash removal is going to be the same?

June Phelps: We have County Waste so everything is the same.

Frank Scirocco: Any other questions. I will close this part of the hearing, is there anyone here to speak in favor or in opposition. Mr. Hicks?

Dave Hicks: Everything sounds good to me.

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

Motion by: Dan O'Connor

Seconded by: Bob Chase

Bob Chase: Yes

Ed Morcone : Yes

Dan O'Connor: Yes

Frank Scirocco: Yes

June Phelps: Thank you.

Frank Scirocco: Thank you.

Meeting adjourned @ 7:05 p.m.