

The Mechanicville Zoning/Planning Board held a meeting at the Mechanicville DPW Building, 4 Industrial Park Drive, Mechanicville, New York on August 17, 2021. Robert Chase opened the meeting at 7:00 P.M. The Pledge of Allegiance was led by Martin Doyle.

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

Robert Chase: Has everyone received a copy of the previous minutes from May 4, 2021. Is there a motion to accept the minutes from the May meeting?

Motion by: Dan O'Connor  
Seconded by: Martin Doyle

Ayes: 4 Nays: 0

Robert Chase: Is there a motion to accept the minutes from the July meeting?

Motion by: Ed Morcone  
Seconded by: Dan O'Connor

Ayes: 4 Nays: 0

Robert Chase: Notice that the public hearing was published in the Daily Gazette according to the law. We are here to look at the applications for the following, Michelle and Stacey Duell for a site plan review to build and place a metal garage on 11-13 Grove Street, Mechanicville. Want to tell us what you want to do?

Michelle Duell: We were looking to purchase the lot across from our house to build a metal garage 26 X 31 so that we can store our cars in the winter and have a place for our cars. We have several classic cars that we don't have enough space

for and we end of paying for garage space elsewhere, so we would like to put up a metal garage so we can put them closer to home.

Robert Chase: Anyone to speak for or against it?

Jackie Burgoyne: I live in the neighborhood, I thought you might have been putting up a wooden garage, I mean, we are a neighborhood with wooden houses and I just didn't know, I mean I may be the only one that thinks like this, but I just thought it would take down property value possible, that is kind of a large garage. I am not against it, buying the lot and putting a garage I just wanted a little more information. It seems like an awful large, it seems like it is going to go from the front of my house to my backyard where it starts. I live across the street on Cypress, where is it going to end, do you have any idea.

Michelle Duell: We have a quick little map we did out; we are expecting to have like 19 feet behind it and 40 feet in front of it.

Jackie Burgoyne: Are you buying both properties?

Michelle Duell: Yes.

Jackie Burgoyne: Right up to the block.

Michelle Duell: Yes.

Jackie Burgoyne: Oh, ok I was wondering that too, you are going back quite a ways then. I just didn't know if it would be an eye sore, our neighborhood isn't the best, but I pulled onto Central Avenue and saw the cement one, are you having one door?

Michelle Duell: Yes, one door.

Jackie Burgoyne: I saw the one with the two doors.

Michelle Duell: It is a similar type building.

Jackie Burgoyne: Is it going to be way that high?

Michelle Duell: It isn't going to be that tall it is going to be 12 foot.

Jackie Burgoyne: My concern was about the metal garage on Grove Street.

Michelle Duell: It is going to be white.

Jackie Burgoyne: That was just my concern because I live on the other side. Where are you coming up on Grove?

Michelle Duell: I am coming out onto Cypress.

Jackie Burgoyne: Now that is a little bit more concerning, only because Cypress again, like they tried to sell it last time, is a narrow street, and my tenants, I have a three (3) apartment thing, park right up in the front, your door is going to be closer to Grove.

Michelle Duell: The doors are going to be facing our house.

Jackie Burgoyne: I thought you said it was going to be coming off Cypress.

Michelle Duell: Right but we are going to pull off of Cypress and make a turn into the garage.

Jackie Burgoyne: But the doors are on Grove?

Michelle Duell: Yes, facing Grove. Remember how the driveway used to be prior when the house was there and they pulled off the side onto Cypress Street, before it burned down, it is going to be similar to that.

Jackie Burgoyne: Ok.

Michelle Duell: They are not big cars and there is not going to be a whole lot of traffic in and out.

Jackie Burgoyne: Is it more for storage?

Michelle Duell: Yes, storage for winter, and keep them out of the driveway.

Jackie Burgoyne: You know I like you guys, I am not trying to cause any problems.

Michelle Duell: No, they are good questions it is ok.

Jackie Burgoyne: You are not going to do eventually like a business of car fixing in there?

Michelle Duell: No

Jackie Burgoyne: Ok then the only problem I have is a metal garage on my little street.

Robert Chase: Any questions?

Martin Doyle: You have on the application there are six (6) parking spots, how much of this is going to be pavement, I guess is my question, or gravel, I guess six (6) parking spots seems a bit I mean this is a private garage correct?

Michelle Duell: Yes I don't plan on parking anything in the front on the lawn or anything, but it asked for parking spaces so I figured I should at least write something in but I don't plan on anything being parked outside. The garage is going to be big enough for three (3) cars which will all be parked inside. Most of it will be grass except for the drive into off of gravel, we don't plan on paving, it will be off Cypress Street pulling into the front of the garage.

Martin Doyle: Ok.

Robert Chase: Dan?

Dan O'Connor: No, I am fine with it I don't see any issues with it as long as you don't just park corvettes in there. (laughing)

Michelle Duell: No, Camaro's as well.

Robert Chase: Ed?

Ed Morcone: A couple quickies. This is not going to be electrified at all, correct?

Michelle Duell: I think we were going to put power to it, yes. Just for the power door and to have lights inside of it so we can see when we pull in at night.

Ed Morcone: You guys are forty (40) feet off of Grove Street, and that is where your front door is going to be.

Michelle Duell: That is what I was figuring, yes.

Ed Morcone: There is seven (7) feet from Cypress Street to the side of your garage.

Michelle Duell: Yes.

Robert Chase: Any exterior lighting at all?

Michelle Duell: I didn't plan on it; there is a streetlight right there.

Ed Morcone: You haven't purchase this?

Michelle Duell: Not yet, we wanted to see where we stood with getting approval and acceptance before we moved forward.

Ed Morcone: It will clean up that corner.

Robert Chase: Do you have anything to say for or against this.

Jim Herkel (Building/Code Enforcement): If you run electric how are you going to run the electric?

Michelle Duell: I was going to contact NYSEG for that information.

Jim Herkel: Are you going overhead or underground?

Michelle Duell: I believe overhead because the building will not be far from the pole so I think that will be easier. I would have to find out from them because I don't know what their requirements are.

Jim Herkel: Ok.

Robert Chase: Is there a motion.

Gina Kenyon: Bob, just for the record she did send out the mailings.

Motion by: Dan O'Connor

Seconded by: Ed Morcone

Martin Doyle: Yes

Ed Morcone: Yes

Dan O'Connor: Yes

Robert Chase: Yes

Michelle Duell: Thank you guys, I would love to spend the rest of the night with you but I have my concert in the park that I have to get to.

Robert Chase: We have a change in tenancy application here from DiSiena Furniture Event Liquidation, 115 Round Lake Avenue, from Carol and Sal DiSiena. Tell us a little bit about what you want to do.

Ken Darling: What we're doing is; as you already know with COVID there is a furniture shortage and our company has acquired a bunch of furniture from twenty-seven (27) stores out in the west. We got with Sal and Carol and they wanted an event here to do a liquidation event for furniture, living rooms, dining rooms, bedrooms, mattresses. That is what it is going to be, it is not a full-time it is going to be a temporary event, it is going to be a couple months possible up to four (4) months it might go longer if it goes well.

Bob Chase: Ed do you have any questions?

Ed Morcone: No, I have actually been there and seen the operations, I met with Mr. DiSiena and he gave me a map showing there are sixty-one (61) parking spots and I have that right here, we covered that right away. The building has been there forever and there hasn't been a problem with it.

Bob Chase: Martin?

Martin Doyle: Is NowTime Auction still there or have they moved?

Ken Darling: They are out in the front of the location there, they have what was the original main location, and if you pull around the corner where it says DiSiena Furniture that is that auction place there so we are making a make shift main entrance in the back of the building.

Martin Doyle: Ok; and you are with Planned Furniture Promotions?

Ken Darling: Planned Furniture Promotions, correct. This furniture pop up is a sister pop up.

Martin Doyle: So we are going from furniture to furniture basically. That was my question.

Bob Chase: Dan?

Dan O'Connor: Doing the same job in the same building so I have nothing.

Jim Herkel: I do want to make a couple corrections, first the address is now 127 Round Lake Avenue, and the main warehouse in the back that faces Sheehan is now numbered 123 and was corrected through the County.

Bob Chase: 123?

Jim Herkel: 123 Round Lake Avenue. Also with that I have the fire inspection report if anyone wants to look at it, Jeff Alonzo did it today.

Bob Chase: For both buildings, everything was ok?

Jim Herkel: Yes and everything was in compliance. DiSiena's did have a sprinkler system that did pass so everything is up to code.

Bob Chase: Most of these activities are going to take place outside that building right?

Ken Darling: Sales are going to all be inside the building.

Bob Chase: Oh, inside the building, so no tents.

Ken Darling: I don't think so, I wouldn't mind having a tent for a weekend, we are only open four (4) days a week, but as of now there are no plans to do a tent. Especially because of the location where it is, I have security so it is going to all be inside.

Jim Herkel: Also I might want to add the signs on the building and around the sides are up to code, I gave him all the specs and he did everything in spec.

Bob Chase: Let the record show we have a report from the Fire Marshall. Is there anyone here to speak against or for it?

Donald D'Ambro Jr. we live at 31 Sheehan Street directly across from the warehouse where this gentleman has been operating the last couple of weeks. The last two (2) weeks or so that they have been in there has for us been major disruption in the street and twice this last week we have had to have the Police over there at one point with two (2) squad cars and four (4) Officers from the Mechanicville Police Department because of the disruption with the trucks in the area, not sticking to the road but driving across with the large commercial trucks across the sidewalk into my driveway and right into the front lawn. There was twice in the last week. In addition to that there is an issue with the open top dumpster where the wind has been blowing trash into the street and into our yard again. We feel that this is not tenable. Unfortunately I do not see how we are going to stop the drivers from doing what they have been doing. The Police said to us that it is a civil matter and we would have to take them to court, they can't write them any tickets for anything like that right now. I don't know how this is going to go forward. The gentleman, we had a constructive conversation just a little earlier but, he is not driving the trucks, his employees are. These people are driving across our driveway, across the sidewalks with at commercial vehicles into the yards they are going to be destroying infrastructure which could lead to major damage that might have to be repaired. I don't think we should have to put up with this. Coincidentally my wife saw on the internet that today's meeting was over. We had been happening so we decided to come over. We have never done anything like this before and I don't know the correct procedure.

Bob Chase: You are fine.

Donald D'Ambro Jr.: That is our issue Sir. Thank you.

Bob Chase: Before I address that, you just said that building is 132?

Dan O'Connor: 123.

Bob Chase: 123 Round Lake Avenue, now that is on the west end of the building right?

Jim Herkel: The reason why the County did that is because there is one the large parcel with all that property.



Bob Chase: So it is all the same number.

Jim Herkel: Correct, we went 117, 115 which is the white 3 family house, then the warehouse off of Sheehan Street which faces Sheehan Street is now 123.

Martin Doyle: Is there access off of Round Lake Avenue. There seems there should be but I don't know what the arrangement is.

Dan O'Connor: Yes.

Bob Chase: Without going through Sheehan Street?

Jim Herkel: There are two (2) entrances, where Empire is it goes all the way around or you can go in between both buildings.

Dan O'Connor: I was over there Friday, my son lives on the corner of Sheehan and Round Lake Avenue, the blue house, I witnessed a large truck, and this guy did not know how to drive the truck. I drove trucks for thirty (30) years, he was at a loss, and I felt your frustration there.

Mrs. D'Ambro: You can also look at our driveway we have pylons there and caution tape up.

Donald D'Ambro Jr: It came so such a head on Friday afternoon because I was in our yard my side of the fence, I saw the driver was going to try to drive into my driveway and I was going to come out and stop him there and put it in gear wave at him, he looked right at me put it in gear and came forward right into the driveway as I am standing there screaming at him. I felt very threatened that is why I called the Police.

Bob Chase: Where are they coming?

Dan O'Connor: They are coming down Round Lake Avenue into Sheehan.

Bob Chase: Why can't they come over this way?

Ken Darling: When you cut through the alley way, where the dumpster is right now there is a loading dock, for the last two (2) or three (3) weeks we have been setting up so the trash did get a little overwhelming, I called waste management on Thursday and they couldn't get there until Monday that is why it was a little

overflowing. I instructed my guys to drive the truck down the alleyway where the dumpster is and kind of pull on the side of it, maybe back into it, it is a lot easier. There is no reason to be pulling on this gentleman's driveway. It was on the driveway, I did go over there, I didn't see where there were any ruts but I did see on the driveway.

Donald D'Ambro Jr.: I have pictures if you want to see them.

Ken Darling: On the driveway I did see where they did pull in you can see the tire marks, I did see that. I told the policeman that day that I would make sure they didn't do it again.

Ed Morcone: Is there another way to get there without using Sheehan Street?

Dan O'Connor: Yes they can pull around.

Ken Darling: They can go around the back of the building, it is where we have the trucks go the only time the twenty-six (26) foot is going down that alleyway is if it is full of trash and that is going inside the dumpster. Besides, all fifty-three (53) footers usually use the backside of it because that is where the dock is. I don't want any issues with any neighbors.

Bob Chase: So the dock you are using is closest to Round Lake Avenue?

Ken Darling: It is facing Sheehan Street.

Donald D'Ambro Jr.: Also, that street is signed with children at play signs and there is not supposed to be any commercial vehicles on our street to begin with so

Ken Darling: The tractor trailers don't go down, this is Sheehan Street the truck drivers can't go this way because the turn from Sheehan to the driveway is tight.

Donald D'Ambro Jr.: They try every time and they can't get around the corner so then they are backing up. They took the wing mirror off my neighbor's car a few years ago.

Ken Darling: DiSiena's made it work for seventy (70) years.

Bob Chase: Well, we don't want to upset anybody so the thing to do is use this end of the parking lot, make them come back out this road too.

Donald D'Ambro Jr.: In addition to this, I haven't even thought about it until just now, we have also had an increase of private individuals come up to the loading docks right across from my driveway, and load the furniture they purchased into their private vehicles as well.

Bob Chase: Private vehicles are not commercial therefore they can go on Sheehan Street, as long as they are not offending your property.

Donald D'Ambro Jr.: There is also an increase in traffic there which goes to road safety, and the issue is children obviously, the bussing children all walk from the corner and around the corner and down my sidewalk and catch the bus on the corner of Round Lake Avenue every day, several times a day.

Ken Darling: We are open Friday, Saturday, Sunday, and Monday so it would be Friday and Monday and we would have to be careful those days, I understand. I will check into a dumpster that has a cover I can't guarantee they have it.

Ed Morcone: The issue is the eighteen (18) wheelers right?

Dan O'Connor: Even the big box trucks.

Ed Morcone: Something that shouldn't be on Sheehan Street anyway.

Bob Chase: If it is twenty-six (26) footer it is going to have a commercial plate. If plate on it, so anything with a commercial plate on it not on Sheehan Street.

Bob Chase: Does that make you happy. I would be very appreciative, yes

Dan O'Connor: I will make a motion on that.

Ed Morcone: What are you making a motion on?

Dan O'Connor: No commercial vehicles on Sheehan Street.

Ed Morcone: If they come down there with a pick-up truck to pick-up a couch?

Jim Herkel: I have a pick-up truck that has commercial plates on it.

Bob Chase: Can you arrange to get that parking cut off on Sheehan Street?

Ken Darling: Well, what it is; is it is a loading dock. We have two (2) loading docks off Sheehan, if you get the dumpster moved on the other side so the trash taken care of, so this way the truck wouldn't have to say use the back side. I would have to call waste management and it might not be done until the end of the week but I can have the dumpster moved. So this way it avoids all twenty-six (26) footers, the fifty-three (53) footers don't go there anyway.

Donald D'Ambro Jr.: We just had them doing it again this week, the poor driver was from out of town, he didn't know it, he came around from the dock, which is convenient for him to get out, he thinks he can get out from Sheehan Street then he can't make the corner because of the fire hydrant on one side and the size of the street lights on the other side.

Ken Darling: I wouldn't even take twenty-six (26) footer around that corner.

Dan O'Connor: I will make a motion, no commercial vehicles on Sheehan Street.

Ed Morcone: Are we designating what commercial vehicles are?

Gina Kenyon: Jim just said his pick-up truck is a commercial vehicle.

Dan O'Connor: My pick-up truck is commercial. It is twenty six (26) footer, so anything with a commercial

Bob Chase: Really?

Ed Morcone: If we made a motion no commercial vehicles they can't go.

Dan O'Connor: Any sign that is commercial rated vehicle doesn't mean a pick-up truck. I drove a beer truck for thirty (30) years.

Donald D'Ambro Jr.: It is like the Taconic Parkway I can drive with my pick-up truck on there even though it has commercial plates and I won't get a ticket but if someone drives on there with a fifteen (15) tonner he will get ticketed.

Ed Morcone: If you think it will solve the problem, you know better than I do as far as weight for commercial vehicles.

Ken Darling: The twenty-six foot truck is not going to be an issue with our guys, but if someone comes with a twenty-six foot U-Haul truck and he goes there how are we going to take care of that?

Mrs. D'Ambro: The dumpster will be moved, correct?

Ken Darling: The dumpster will be moved but that is still going to be our pick-up.

Donald D'Ambro Jr.: If there are signs posted for no commercial vehicles and someone comes by with a commercial vehicle, let's say fifteen (15) tons or larger, then the police will be able to ticket that person.

Dan O'Connor: But, a U-Haul you don't need a commercial driver's license for it.

Donald D'Ambro Jr.: Up to twenty-eight (28) thousand pounds.

Ken Darling: That is what these trucks are, one is a U-Haul and one is .... Truck you don't have to have a commercial license. Those trucks are really not against the new rule. It is kind of not clear. I can tell you on my side of things, I will have the dumpster moved, give me a week, I will have the dumpster moved and I will make sure my guys don't drive on Sheehan Street. They have commercial vehicles, where the dumpster is now has to remain our pick-up there otherwise you will go through a thirty-two (32) inch door. Besides that we will make the adjustments.

Bob Chase: Can you tape it off?

Ken Darling: From the alleyway are you saying? That is one of the main entrances, the customers will go down there, and there is a sign that says DiSiena.

Bob Chase: I am concerned with Sheehan Street, is there a way you can tape it off of you can only get a pick-up truck through there?

Ken Darling: I don't think so.

Donald D'Ambro Jr.: The end towards the railroad tracks has some steel, they are old railroad track pieces, set in concrete and then it is all asphalt, there is hardly a differentiation between the street itself and DiSiena property all the way down to the house on the corner. So, I don't know how you can constructively put a barrier in there without putting a major, like a guardrail or something.

Bob Chase: I am just saying to satisfy you.

Donald D'Ambro Jr.: I am just explaining I don't know how you would tape that off constructively.

Ken Darling: I will instruct all of the carriers that they need to come in the front of the building, which they have been doing, we have had one (1) out of six (6) trucks so far.

Donald D'Ambro Jr.: The warehouse manager at the time used to tell his people when they were making deliveries, they were to go back out the way they came in which is on the far side.

Ken Darling: I will instruct them, there will be no more issues with that.

Martin Doyle: You mentioned waste blowing around, garbage, not garbage but waste materials and you have a thirty (30) yard roll-off which I am assuming is on with lids.

Donald D'Ambro Jr.: It is open top.

Martin Doyle: So, I would, we may want to consider making that part of the is no this number approval and also, number one that, this might be more of a building code issue as far as combustibles waste sitting outside a building but, I know there may be more waste now than when you get up and running, but if you are bringing stuff in all the time that number one you are able to containerize it all. Also, you tape it off?

Ken Darling: It is all cardboard and boxes.

Martin Doyle: But, containerize it preferably with lids.

Ken Darling: I have to check with waste management to see if they have a container like that, I have been doing this for twenty-four (24) years and I have only seen that one (1) time where they have it where can have a lid or even a half of lid.

Bob Chase: A screen covering like a dump truck uses.

Ken Darling: Yeah, something right, I will see what they have.

When DiSiena was still in there actively they had solved that problem by using what is called a front loader container, these are taller than the thirty (30) yard but not as deep and they are covered in the top, so when the truck comes into the front loader to empty it, the cover is opened and dump it into the truck but because the predominant wind direction is out of the west which blows it across our street and in our yard, we always try to stay on top of that and keep it cleaned up in conjunction with the manager of the warehouse and that worked out well.

Ken Darling: I will do what I have to do to make it happen.

Dan O'Connor: Thank you.

Gina Kenyon: So the motion is to move the dumpster, no commercial vehicles on Sheehan Street, and possibly get a cover for the top of the container?

Motion by: Dan O'Connor

Seconded by: Martin Doyle

Martin Doyle: Yes

Ed Morcone: Yes

Dan O'Connor: Yes

Robert Chase: Yes

Motion to adjourn: Dan O'Connor

Seconded By: Martin Doyle

Meeting adjourned @ 7:34 p.m.