

The Mechanicville Zoning/Planning Board held a meeting at the Mechanicville Senior Citizen Center, 178 North Main Street, Mechanicville, New York on February 13, 2024.

Chairman Frank Scirocco opened the meeting at 7:02 P.M.

Chairman Frank Scirocco led the Pledge of Allegiance

Roll Call:

Frank Scirocco	- present
Robert Chase	- present
Martin Doyle	- present
Michael Farnoli	- present
Ed Morcone	- present
Dan O'Connor	- present
Addy Waldie	- present

Frank Scirocco: Did we get a copy of the minutes of the last meeting?

Gina Kenyon: Yes.

Frank Scirocco: Did everyone see them, is there a motion to approve?

Motion by: Dan O'Connor
Seconded by: Addy Waldie

Ayes: 6 Nays: 0

Abstain: Martin Doyle

Frank Scirocco: We are going to acknowledge the receipt and notice of the Public Hearing, which was published in the official newspaper, Daily Gazette, according to law. We are looking to approve a change in tenancy, is that correct?

Gina Kenyon: Yes.

Frank Scirocco: Sonya Prince and Natasha Carrera for a change in tenancy to convert an office space into an event space at 311 Park Avenue, Mechanicville. Were any notifications sent out, or were any needed?

Gina Kenyon: None were needed.

Frank Scirocco: Is the applicant with us tonight, reach the podium please. Tell us what is going on.

Sonya Prince/ Natasha Carrera: We are trying to open a small event space for like baby showers, birthday parties, and stuff like that. Our basis of trying to get something in there is to bring things to the area. Me and my partner, we just wanna do things for the community, that is it.

Frank Scirocco: So, it is going to be like an event center for different things.

Sonya Prince/ Natasha Carrera: Yes.

Frank Scirocco: Do you know what the capacity of the building is?

Sonya Prince/ Natasha Carrera: No, we are waiting to get the fire department in there but, we were told we can not have the fire department in there until we have this meeting.

Frank Scirocco: Ok, you know we are not going to be able to take any action on this tonight until we have this information, just want to make you aware of that, but the board will have questions because our biggest concern is parking. Normally, an application like this, a business like that, something suitable would be like a small retail operation or a doctor's office, something where there is not going to be consistent parking. In this case, not knowing the capacity, let's say it was ten (10) people, that probably wouldn't be an issue because you would have tow (2) or three (3) cars but if it was thirty (30) to forty (40) people you may have fifteen (15) to twenty (20) cars and where are they going to park. Then, you have a funeral home right next door and if the two were to collide (meaning being on the same day) you could have fifty (50) to sixty (60) cars parked all over the City.

Sonya Prince/ Natasha Carrera: We met with the Elks Club.

Frank Scirocco: That was going to be my next thing, I was going to suggest to see if you can get a letter.

Sonya Prince/ Natasha Carrera: They said there is a lot of parking on that side street, there is room for about thirty (30) cars.

Frank Scirocco: But there are apartments there and people already park there. That would take up space for people that actually live there, they would probably have to go over to the Elks Club to park. My suggestion would be to make some agreement with the Elks Club.

Sonya Prince/Natasha Carrera: Yeah, we spoke with them, and they said they don't have enough time to get the whole committee together by this date, so we will have to wait.

Frank Sirocco: Well, you will have time. I would recommend you get a letter saying, "our parking lot could be used for their events" and then I really don't see an issue, but that is just my opinion, the rest of the Board is going to have questions for you. Dan?

Dan O'Connor: I totally know where those parking spots are, ninety % (90%) of the time those parking spots are empty, they are in section. The first section gets picked up by the Endzone people and the last section there are two (2) cars there in the winter when the streets are getting plowed, they park there but other than that those spots are never used so I am all right with that.

Frank Scirocco: Michael?

Michael Fargnoli: We can figure out the occupancy, that is just a little math, it is not a big deal, you don't need the fire department to do it, you can look online, look up codes, it is pretty straight forward, that is really not my concern. I see you have the bathroom marked as X; the layout is a little misleading unless I am missing something. Is this kind of floor plan that you are proposing?

Sonya Prince/Natasha Carrera: Yeah
, we kind of put it on the computer, there is a bathroom in there.

Michael Fargnoli: I would have to look into it, definitely the parking is a big issue for me, that would really be my only thing because it is not just what is available on the street you have to take into consideration coming off the corners because we had a problem down here by the deli with parking and you can't see when you make the turn so you have to compensate for blocking off parking, it is kind of a big issue.

Dan O'Connor: And like Frank said, the funeral home at the same time.

Michael Fargnoli: I am sure it is possible, just have to figure out a way to weigh it out.

Dan O'Connor: First Street is a tight street.

Michael Fargnoli: That is all I have.

Frank Scirocco: Ed?

Ed Morcone: Besides the parking, is it going to clash with any tenants or another business upstairs?

Sonya Prince/ Natasha Carrera: I am pretty sure it wouldn't because we had a get together for my kid in there as an event for his birthday, nobody had any complaints, people spoke to us as they were coming past.

Frank Scirocco: Anything else?

Ed Morcone: That is, it.

Frank Scirocco: Martin?

Martin Doyle: I have no questions.

Frank Scirocco: Addy?

Addy Waldie: I have no questions.

Frank Scirocco: We will close this part of the hearing right now and open it to the general public to see if they have any concerns and then we will talk again. Is there anyone here to speak in favor or opposition of the application?

Kim Dunn: So, I have been in that space before, when it has been other places and it is not that big of a space for something to hold like baby showers etc. my concern definitely is parking, like you guys were saying, if there is a funeral it is hard to park in that area even for people trying to get to a wake or funeral and there are some Airbnb's in that area also so my big concern would be the additional traffic, parking, there is a lot of kids bike and walk in that area so that would be my concerns as to how that is going to be addressed. If they could get the parking at

the Elks or alongside that obviously would be a good situation for that. Is there going to be certain hours this will be used.

Frank Scirocco: We will get to that.

Kim Dunn: Those are just my questions, thank you.

Frank Scirocco: Mr. Hicks.

Dave Hicks: Same thing about the parking, when everybody is home the corner is quite crowded, number two (2) like they said the funeral occupies a lot of First Avenue and a lot of both sides of Park Avenue when it is loaded up and that means there is no parking, matter of fact the people that live there have a problem parking when there is a funeral.

Frank Scirocco: Anyone else aside from parking?

Josiah Bisceglia: I know we are kind of beating a dead horse with the parking but to the point on Railroad Street, it is not, I just want to clarify there was some confusion, it is not a residential road, and there is never residential parking required on that. I have been in the community for ten (10) years, I am raising my kids here, we really value Mechanicville, the community it is, and the environment we are raising our children in. It really means a lot that Ms. Prince and Ms. Carrera are willing to focus on this area for what they are doing and present something for children that is an outlet for creativity, for community, and for togetherness. As property owners we has many applicants that we wanting to do various things that we felt we detrimental to the community and we really value the ambition that they have shown and if ther eis something needed they are more than happy to go out. We were in discussion with the Elks club and we were happy to accommodate their schedules so there wasn't conflict with events or parking. I am sure on behalf of you too you would be willing to do the same with the funeral home. There are specific events, they are not doing this every day, it is only going to be one (1) day a week, maybe two (2) at the most and it is planned well in advace so it won't be a strain on the community, a strain on the parking, or a strain on the neighboring businesses. They are looking to cooperate certainly with all businesses nearby they are not looking to be a competitor in anyway with anything going on. Just from having previous conversations with them, I know they have been positive part to this community which is something that is good for Mechanicville, and I value that they have chosen this area.

Frank Scirocco: Is there anyone else wishing to speak in favor or in opposition.

Dave Hicks: Can I say something, he said something about parking on Railroad Street.

Dan O'Connor: He said it is a non-residential parking lot.

Dave Hicks: The whole idea there is if you park there and try to cross when a train is coming.

Frank Scirocco: They would get hit.

Dave Hicks: No one can get anywhere.

Frank Scirocco: I am going to close this part of the public hearing and go back to your comments.

Sonya Prince/ Natasha Carrera: I have worked to the Center for Disabilities services for twenty-three (23) years, I have seen a lot of the children walk past and I mean I see a little boredom over here, I know this is where you live at but I think that if we were to bring like gaming parties or something like that for them, just things that will give them something to do. I have kids of my own, I am a mother of eight (8), so I want them to keep busy too and I am about entrepreneurship, I want them to own their own vending machines and we are in the process of working them out. Like this is something we can have workshops, viral, where we can do it online and if they want to sit in and learn on how to start a business or something they probably won't get at school. She is a realtor. She has been doing it a long time, we got together, and we got real tight together and I think we can add a lot here.

Frank Scirocco: I don't think the issue is what you want to do, really it is a noble idea, I think it is a really good idea, it is a question of whether or not it will create a disturbance, not by what you are doing but with parking, that is the issue and I think if you can get a letter from the Elks Club saying that you can use their parking lot, and I am speaking for myself, I don't think I would have an issue with this application at all. I think what you are doing would be great. Just wish we had a different building that had parking for you.

Dan O'Connor: The Elks does not have events every day.

Frank Scirocco: What would your hours be, that is something we have not really discussed.

Sonya Prince/ Natasha Carrera: Well, it depends, I would think we would come to some type of agreement if it was a four (4) hour event but it is going to be within that noise time, what you thinking, ending before like 8:00pm. The noise ordinance is like 9:00pm.

Frank Scirocco: 10:00pm.

Sonya Prince/ Natasha Carrera: So, we would make sure they are cleaned up and gone before that time frame.

Frank Scirocco: So, it is basically bookings, unless you got booked every night it would just be when you got booked.

Sonya Prince/ Natasha Carrera: I doubt it will be every night, we already discussed with the Elk Club members that we would talk with them at times because the Judge guy was there and he said, he was like there is plenty of parking on Railroad Street, he said it shouldn't be an issue with the parking. That is why we came here with the assumption.

Frank Scirocco: The problem is they would park first close to you rather than over Railroad to cross the tracks, and they would park around the corner.

Sonya Prince/ Natasha Carrera: Yeah, but we can put it in, before we rent it out, we can definitely let them know where to park at, that would not be a bid deal. We can tell them look, don't clog this street here, make sure you park over on that side. It is a small building. So even if it is like five (5) cars.

Frank Scirocco: Five (5) cars would not be an issue, fifteen (15) could be.

Sonya Prince/ Natasha Carrera: If it can only fit twenty (20) people or thirty (30) some people are going to come together like, when we came, I had a mini-van so most of my family was in the van, that is another to consider, it might not be that many cars, we just need to find out how many people can be in there.

Michael Fargnoli: That is kind of what I was going to say, that will dictate the business, it is something to think about.

Frank Scirocco: Were there some inspections that need to be done in the building first?

Gina Kenyon: They have to have the fire inspection done.

Ed Morcone: He would give the occupancy too right; it is a tiny building.

Frank Scirocco: Will you get the report on the fire inspection and the building inspection before the next hearing?

Gina Kenyon: Oh yeah.

Frank Scirocco: They will have the maximum capacity, so we know, and what else was there, I guess that's....

City Attorney Lyn Murphy: A letter from the Elks.

Frank Scirocco: Yes, I knew there was something, a letter from the Elks club will help you beneficially. I will adjourn this until we have all that information. She will notify me when we have the letters from the City Officials, you will notify her (the City) when you have the letter from the Elks club and hopefully, we can schedule this meeting sometime in March.

Michael Fargnoli: Maybe pin down some hours once you figure out how many people.

Frank Scirocco: Something like this may not need to do, you can have a cut-off.

Sonya Prince/ Natasha Carrera: Like I am saying 9:00pm, so it will be anywhere between the morning and 9:00pm. You could have four (4) hours, two (2) hours.

Dan O'Connor: You could schedule a one-time event vs dinner time.

Frank Scirocco: I would refine your application a little better.

City Attorney Lyn Murphy: Who currently owns the building?

Josiah Bisceglia: I contacted Mr. Woodard about that, and he indicated he would not inspect it until it was approved by the Board.

City Attorney Lyn Murphy: I will take care of that. Contact Ms. Kenyon.

Sonya Prince/ Natasha Carrera: We tried to do that first before we came here, and they said no.

Frank Scirocco: Tried to do what?

Sonya Prince/ Natasha Carrera: We tried to get the fire inspection, that is what I said at the beginning.

Dan O'Connor: Kyle told them he would not inspect it until we approved it. That doesn't make sense.

Frank Scirocco: No.

City Attorney Lyn Murphy: There has been some change in personal etc. that probably caused some confusion, but Ms. Kenyon can help you and the owners of the building that it gets accomplished quicker, sooner rather than later.

Gina Kenyon: If you want to give me a date now, I can make sure it is done by then and then you have your meeting date because we have to publicize it again. No, we don't have to?

City Attorney Lyn Murphy: We already had a public hearing and closed it.

Gina Kenyon: So, we can just have a meeting.

City Attorney Lyn Murphy: You have to tell people there is a meeting, but you don't have to go through the whole newspaper notification.

Gina Kenyon: Good because they can technically do it Tuesday or Wednesday next week, the inspection if that is ok with you guys.

Frank Scirocco: As soon as you have the information, and you have the information, they will notify me, and I will schedule a hearing immediately. Is the Board in agreement that we take no action tonight?

Is there a motion to adjourn the meeting.

Motion: Dan O'Connor

Seconded: Addy Waldie

Ayes: 6 Nays: 0

Meeting adjourned @ 8:11 pm