

Chw. Ann Loffredo, Vice-Chm. Stephen T. Gionfriddo, Sec'y John Robinson, Sebastian Passanesi, Stephen Shapiro arrived at 7:25 P.M., Anthony Vasiliou arrived at 7:25 P.M., W. Lee Osborne, Sebastian Timbro

COMMISSION MEMBERS PRESENT

Stephen Gadomski, Jennifer Alexander, Philip Halibozek, Mayor Sebastian J. Garafalo, Ex-Officio, Dir. P.W. Salvatore Fazzino, Ex-Officio

MEMBERS ABSENT

Alternate Comm. W. Lee Osborne acted for absent Comm. Stephen Gadomski and Alternate Comm. Sebastian Timbro acted for absent Comm. Anthony Vasiliou until he arrived at 7:25 P.M.

ACTING MEMBERS

William Warner, Planning Director

STAFF

Thomas Nigosanti, Chief Engineer and approximately 20 members of the public.

OTHERS

Chw. Ann Loffredo
Will the Secretary read the public hearing notice?

Sec'y John Robinson
Legal Notice. Middletown Planning and Zoning Public Hearing July 22, 1992, 7:00 P.M., Council Chamber, deKoven Drive, Middletown, CT. The above legal notice to appear in the Middletown Press twice: Saturday, July 11, 1992, and Friday, July 17, 1992 to consider:

Item 1. Continued: Proposed special exception to convert an existing building from a lunch room to a check cashing service located at 283 East Main Street. Applicant\agent June Signorelli SE92-10

Mrs. Signorelli
I sent in the maps. The surveying maps.

Chw. Ann Loffredo
How many were there? Just one.

William Warner
There were three.

Chw. Ann Loffredo
It's a revised map.

William Warner

It shows the area that is fenced in in the back. It shows that the parking, the parking would definitely in the back of the building near the fence behind the old Russell Library. We have a letter from Mr. Gilletti saying that he would provide parking if required for four more vehicles in the rear and side of the building.

Chw. Ann Loffredo
How are they going to get into the building?

William Warner
You'll have to ask the applicant.

Chw. Ann Loffredo
How? (Multiple speakers.)

Mrs. Signorelli
There is two entrances off the street to the building.

Chw. Ann Loffredo
How do they get in it from the parking lot?

Mrs. Signorelli
But there is also a place if you will look at the map. There is parking for two cars on the side of the building where the break is. It has the wood deck.

Chw. Ann Loffredo
Yes.

Mrs. Signorelli
The little break there. There is parking for two cars, right there.

Chw. Ann Loffredo
How many parking spaces is she suppose to have?

William Warner
I would say two probably. It's one space for every 300 square feet, so two.

Mrs. Signorelli
I'm also going to put, if this goes through, a note - a sign on the fence because there is an anchored fence behind this parking. That additional parking around corner in the rear.

William Warner
I was out there today with George Lapadula and we looked at it and the area she is speaking of sloped down rather abruptly. It would be difficult to park there I believe. In the back would be the more wise decision where to park.

Chw. Ann Loffredo
Comm. Gionfriddo

Comm. Gionfriddo
How many employees do you have?

Mrs. Signorelli
Four who are unemployed right now from the Banking Commission.

Comm. Gionfriddo
So basically, two parking spaces wouldn't give you enough space for your own employees, let alone.

Mrs. Signorelli
Actually, there is two of us coming in from one town, so that will be one car.

Comm. Gionfriddo
Everyday? You're all going to come in one car everyday?

Chw. Ann Loffredo
What are the hours you're going to be open?

Mrs. Signorelli
Approximately from about 4:00 P.M. until, actually we'll start in the morning. Probably 9:00 A.M. in the morning until probably 5:00 to 6:00 P.M. at night.

Chw. Ann Loffredo
How about Saturday?

Mrs. Signorelli
Saturday is half a day.

William Warner
We did receive from Public Works yesterday which indicated that no parking is shown on the site and no parking should be allowed on East Main Street adjacent to the property. That means no parking on East Main Street there.

Chw. Ann Loffredo
Any other questions? Comm. Gionfriddo.

Comm. Gionfriddo
What do you really envision as the need for this facility? I mean.

Mrs. Signorelli
Well, I already have a license through the Banking Administration and they already have looked at the site. You can't have your license, you just can't say you're going to go into a building and

they give you a license. They look at the site, how many people are in the Town. If they think you can work it in the Town and then they give you a license. You go through about the same thing as the Banking Administration.

Comm. Gionfriddo

Well, I was going to say, I don't think the Banking Administration in the State of Connecticut track record is all that great in licensing of banks, so I'm not, so I would not necessarily waive that as a big plus. But, no, I guess what I'm saying to you is that in a Town like Middletown, for instance, if you go shopping at Stop and Shop and get one of their little cards which just about anybody can get, you can cash a check at Stop and Shop. Why would, you know, people all just about everyone food shops at one place or another and they all have check cashing or courtesy cards that allow you cash checks. What, you know, why is it or what people are we servicing that would not be able to cash a check in another location.

Mrs. Signorelli

It's mostly the welfare and the under privileged. They don't have the proper identification and the time or the ways to get to other destinations. It works.

Comm. Gionfriddo

So in other words, a person who picks up that particular check doesn't have the identification to go into a bank and get it cashed.

Mrs. Signorelli

Usually a bank won't cash checks without a proper I.D., unless you have an account there or something at the bank. A bank book should do it.

Comm. Gionfriddo

Let me just ask then, where are all these checks being cashed today?

Comm. Robinson

When you cash a check and you say your service is going to geared toward people more or less on welfare checks. It that what you're saying?

Mrs. Signorelli

True. It's very convenient for them. Very convenient.

Comm. Robinson

That's what I'm trying to get straighten out. It is too convenient for them.

Mrs. Signorelli
No.

Comm. Robinson
What type of identification do you look for for someone that comes in off the street with a welfare check?

Mrs. Signorelli
Well, if it's a welfare check, it has to have a number on it and usually they have a State I.D. with them and then we make up our own to put in our own file.

Comm. Robinson
What about?

Mrs. Signorelli
Every time they come in.

Comm. Robinson
What about the other checks? What if there is a way that you don't have any way of knowing whose check it is, do you cash it?

Mrs. Signorelli
If it is of too large a check, no we wouldn't touch it.

Comm. Robinson
Well, I guess I'm concerned what about opening up the door for checks being stolen and going down and being cashed at your store.

Mrs. Signorelli
Well, through the banks most of the time, we know the checks are out there, if they have been stolen. We have a line that does that.

Comm. Robinson
So you do need the back up of a bank.

Mrs. Signorelli
Oh, yes, we have a back up for two banks.

Chw. Ann Loffredo
Let's stop for a minute while we change. (Cassette tape was changed.) Go ahead. Comm. Robinson

Comm. Robinson
Do you have any record of other check cashing businesses are doing as far as.

Mrs. Signorelli
There is one already in this town.

Comm. Robinson
The north end.

Chw. Ann Loffredo
Ferry Street?

Mrs. Signorelli
On Main Street.

Comm. John Robinson
On Main Street. Yes, north end. okay.

Chw. Ann Loffredo
Comm. Vasiliou

Comm. Vasiliou
I just wanted to clarification with regard to the intent for what you might call overflow parking. Let's assume that you have a couple of spots there and there is some question to that whether the slope would permit it. You're saying that they would park behind the library? This little building.

Mrs. Signorelli
Yes.

Comm. Vasiliou
And walk around the corner?

Mrs. Signorelli
Yes.

Comm. Vasiliou
The owner of that property, have they submitted to you or to us some kind of an intent.

Mrs. Signorelli
Yes, they have.

Comm. Vasiliou
Yes. okay. And so there is no provision made or you don't foresee any provision of having a rear access to this property through this chain link fence. Has that ever come under consideration?

Mrs. Signorelli
Well, it would be very costly, for one thing to do that and would almost put cars that are there probably in jeopardy.

Comm. Vasiliou
What is in that chain link fenced area behind the structure. It seems to set a perimeter.

Mrs. Signorelli

As far as I know they're either impounded from the State of something of that sort. I really don't know but I think they are really locked up.

Comm. Vasiliou

So there are vehicles.

Mrs. Signorelli

I think they are impounded vehicles.

Comm. Vasiliou

So there are vehicles in there. I didn't know if it was an open area or a playground or something like that.

Mrs. Signorelli

No. No.

Comm. Vasiliou

Okay. Great, thank you very much.

Chw. Ann Loffredo

Any other questions from the Commission? Anyone from the public wishing to comment on this? No one.

Comm. Shapiro

Move to close the public hearing.

Comm. Timbro

Second.

Chw. Ann Loffredo

Motion by Comm. Shapiro to close the public hearing and second by Comm. Shapiro. All those in favor?

Commission

Aye.

Chw. Ann Loffredo

Opposed?

No Response.

Chw. Ann Loffredo

What is the wish of the Commission?

Comm. Robinson

Move approval for the purposes of discussion.

Comm. Shapiro

Second.

Chw. Ann Loffredo

Motion by Comm. Robinson and second by Comm. Shapiro. Any discussion? Comm. Robinson.

Comm. Robinson

This is a tough situation for me. We already have one of these facilities in the City of Middletown and when I asked you a questions in regard to who the service is going to be serviced to you said mainly all welfare people. People who need to count every dime.

Mrs. Signorelli

I didn't exactly mean it to say it was just welfare people. It's for people who are hard to cash checks.

Comm. Robinson

Okay. I'm just making my summarization of how I feel. I'm not asking you any questions and I find it hard for me to support something like this, is it's going to take more money out of these people's wallets in order just to cash a check in which they are going to need.

Chw. Ann Loffredo

No more comments, please. The public hearing part is closed, you can't comment any further.

Mrs. Signorelli

Oh, I'm sorry.

Comm. Robinson

And one party being in Middletown I really don't see the need for another one. And therefore I don't feel as though I'm going to support this tonight.

Chw. Ann Loffredo

Comm. Shapiro.

Comm. Shapiro

When the applicant first came to this Commission. I asked the question because I perceived some of my fears that the maps have conferred or confirmed and certainly was answered again tonight that it would perhaps more appropriate if at all that the entrance be made through the back door where there is perhaps adequate parking. This particular parcel is located on a very very busy roadway that is going to have projected more business over the next few years with some of the approvals that come forth and I think there is very very limited parking. The type of operation that is before us as a special exception also is such that people are going to tend to park, go in and do their business and then leave which is going to encourage double parking or stacking in that area which is already too congested to begin with. I am not going to support

this and I would like to state two reasons. Section 44.04.02 that I feel that this particular section of East Main Street has been well improved, it has been totally cleaned up, and I feel that this type of an operation will be detrimental to the use, development, safety of adjacent properties and the improved neighborhood. I would like to use number 44.04.04 that the use will certainly impair the movement of traffic on an already congested area and for that reason, those two reasons, I will not support this application.

Chw. Ann Loffredo
Any other discussion? All those in favor?

No response

Chw. Ann Loffredo
Wait a minute, wait a minute. No. Comm. Osborne is sitting. All those in favor of the special exception signify by saying aye.

No response.

Chw. Ann Loffredo
All those opposed?

Commission
nay

Chw. Ann Loffredo
Sorry Mrs. Signorelli, it's denied.

Respectfully submitted,

Hope P. Kasper
Administrative Secretary II