

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOROUGH OF SCOTTTDALE, WESTMORELAND COUNTY, PENNSYLVANIA, APPROVING THE TRANSFER OF LIQUOR LICENSE NO. R-4183 FROM THE TOWNSHIP OF HEMPFIELD TO A LOCATION WITHIN THE BOROUGH OF SCOTTTDALE

WHEREAS, the Pennsylvania Liquor Code §47 PS 4-461(b), (hereinafter the “Liquor Code”) allows transfers of existing liquor licenses within Westmoreland County from one municipality to another under certain circumstances; and,

WHEREAS, under §4-461 (3) of the Liquor Code, any inter-municipal transfer must first be approved by the receiving municipality before making an application to the Pennsylvania Liquor Control Board; and,

WHEREAS, the receiving municipality is required to hold a public hearing upon the request prior to any such transfer for the purpose of receiving comments and recommendations from interested individuals residing within the municipality; and,

WHEREAS, the governing body of the municipality is required to render a decision by ordinance or resolution approving or disapproving the Applicant’s request within forty-five (45) days of a request for approval; and,

WHEREAS, the Borough previously received a request from GRACESTONE INN, LLC (hereafter “Gracestone”) on or about October 20, 2024, for approval to transfer Liquor License No. R-17336 for use by GRACESTONE INN, LLC on those premises within the Borough of Scottsdale, Westmoreland County, PA bearing Westmoreland County Tax Map Parcel No. 30-02-02-0-137, and located at the intersections of North Chestnut Street and Mulberry Street, the subject property having two street (2) addresses, namely, 115 North Chestnut Street and 401 Mulberry Street, Scottsdale, Westmoreland County, PA 15683 (hereafter the “Premises”); and

WHEREAS, such license was owned by MRAM Enterprises, LLC, and tied to premises at 479 6th Ave, New Kensington, PA; and

WHEREAS, on December 9, 2024 the Council of Scottsdale Borough conducted a required public hearing to receive comments and recommendations from the public for the transfer of such liquor license within Scottsdale Borough; and

WHEREAS, at the public hearing, no person objected to the transfer and all public comment was in favor of approving the transfer; and

WHEREAS, based upon the evidence and testimony received at the public hearing on December 9, 2024, the Council of Scottdale Borough found that the transfer of Restaurant Liquor License No. R-17336 would not adversely affect the welfare, health, peace and morals of Scottdale Borough and/or its residents and, accordingly, the request of GRACESTONE INN, LLC to transfer Pennsylvania Liquor License No. R-17336 from MRAM, Enterprises, LLC, and tied to the premises at 479 6th Avenue, New Kensington, Westmoreland County, PA to GRACESTONE INN, LLC for use on those premises bearing Westmoreland County Tax Map Parcel No. 30-02-02-0-137, and located at the intersections of North Chestnut Street and Mulberry Street, the subject property having two street (2) addresses, namely, 115 North Chestnut Street and 401 Mulberry Street, Scottdale, Westmoreland County, PA 15683, and APPROVED the transfer by the adoption of Resolution No. 2024-8; and

WHEREAS, following the adoption of Resolution No. 2024-8, the Borough was advised that License No. R-17336 was ineligible for transfer and that Gracestone was attempting to secure a new license; and

WHEREAS, on or about April 3, 2025, the Borough was advised that Gracestone had secured Liquor License No. R-4183 (LID 94972) from premises located at 6220 RTE 30, Greensburg (Hempfield Township) Pa 15601 and was requesting the Borough to substitute License No. R-4183 for License No. R-17336 in its transfer approval; and

WHEREAS, in addition to the information during the course of the December 9, 2024 public hearing, the Council of Scottdale Borough was familiar with the premises and encouraged its rehabilitation for economic development purposes through a variety of actions. To that end, Borough Council has been aware that:

1. The premises contains a “mini-mansion” within the Borough known as “Greystone Manor”;
2. The condition of the Property under its prior owner had deteriorated to the point that the Borough was required to appoint a Conservator to oversee its rehabilitation and disposition;
3. The Borough and Conservator negotiated an Agreement of sale with Patricia Hill¹ for the purchase and rehabilitation of the premises for a variety of commercial purposes which would lend to the sale of alcoholic beverages;

¹ Patricia Hill is the Principal member of both the Applicant for transfer (Gracestone Inn, LLC) the owner of the property (Greystone Manor, LLC)

4. The Borough adopted an Ordinance providing tax incentives for the rehabilitation of the premises under the Local Economic Revitalization Tax Assistance Act (LERTA), and included the premises into same, to facilitate its rehabilitation for a variety of uses, including a social club in which alcohol sales were presumed to occur;
5. In October 2024, the Borough went through proceedings to amend its Zoning Ordinance to change the zoning classification of the premises, to enable its use as a restaurant;
6. There were no public objections to the change in zoning classification despite the change being the subject of two (2) public meetings, a public hearing before Borough Council and review by the Westmoreland County Planning and Economic Development Department;
7. Based on Borough records, the Applicant has spent over \$2,000,000 in rehabilitating the building;
8. The historic, current and future reuse plans for the premises contemplate uses on the property in which alcoholic beverages would be sold and consumed; and
9. The rehabilitation of the building for use as a restaurant or other food service facility requiring a liquor license for alcohol sales, has been contemplated, approved and encouraged by the actions of Borough Council as part of the local economic revitalization program contemplated in the Borough's LERTA; and

WHEREAS, the Council of Scottdale Borough believes and therefore finds that the transfer of a liquor license to the Premises will not adversely affect the welfare, health, peace and morals of Scottdale Borough, and/or the residents of the Borough, regardless of its license number or where the license is transferred from.

NOW, THEREFORE, WITH THE FOREGOING RECITALS BEING INCORPORATED HEREIN BY REFERENCE THERETO, THE COUNCIL OF THE BOROUGH OF SCOTTDALE, WESTMORELAND COUNTY, PENNSYLVANIA, HEREBY RESOLVES AS FOLLOWS:

1. That based upon the evidence and testimony produced at the public hearing on December 9, 2024, and the foregoing history of the Property, the Council of Scottdale Borough finds that the transfer of Restaurant Liquor License No. R-4183 will not adversely affect the welfare, health, peace and morals of Scottdale Borough and/or its residents and, accordingly, the request of GRACESTONE INN, LLC to


transfer Pennsylvania Liquor License No. R-4183 from Falcon's Management, LLC, and tied to the premises at 6220 RTE 30, Greensburg (Hempfield Township) Westmoreland County, PA to GRACESTONE INN, LLC for use on those premises bearing Westmoreland County Tax Map Parcel No. 30-02-02-0-137, and located at the intersections of North Chestnut Street and Mulberry Street, the subject property having two street (2) addresses, namely, 115 North Chestnut Street and 401 Mulberry Street, Scottsdale, Westmoreland County, PA 15683, be and is hereby APPROVED.

2. That the Applicant shall reimburse the Borough for all actual costs and expenses incurred by the Borough in the disposition of this request, including, but not limited to, all advertising and legal fees incurred, within thirty (30) days of receipt of an Invoice for same.

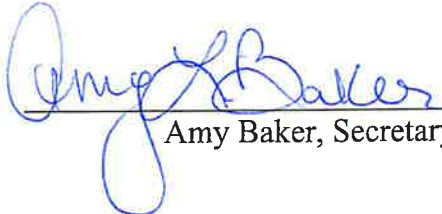
3. The Borough's approval of this transfer is subject to the approval by the Pennsylvania Liquor Control Board of the transfer of the aforesaid license to GRACESTONE INN, LLC.

THIS RESOLUTION IS ADOPTED BY THE COUNCIL OF THE BOROUGH OF SCOTSDALE, WESTMORELAND COUNTY, PENNSYLVANIA AT A DULY ADVERTISED PUBLIC MEETING HELD THE 14th DAY OF APRIL, 2025 AND SHALL BE EFFECTIVE IMMEDIATELY.

THE COUNCIL OF THE BOROUGH OF
SCOTSDALE

By: 
Donald E. Stansak, President of Council

ATTEST:


Amy Baker, Secretary