

PLANNING BOARD MINUTES

A hearing before the Village of Hudson Falls Planning Board was held on October 28, 2024, at 6:00 p.m.

Attendees: David Hutchinson, Chairperson
Deborah Breeyear, Board Member
Lynn Leland, Board Member
Diane Santa Croce, Board Member
William Nikas, Village Attorney

Absent: Ross Cortese, Board Member
Brandon Adamczyk, Board Member
Mike Breault, Board Member
Richard Wagner, Alt. Board Member

Public Present: 3 members of public present

Chairman Hutchinson called the meeting to order at 6:08pm.

The first item on the agenda is a Site Plan Review application for Raymond M. Kew of 6 Pine Street, Hudson Falls, NY 12839 for property line adjustments to be made at 2-4 and 6 Pine Street, Hudson Falls, NY 12839.

Chairman Hutchinson began by saying the board and attorney spoke a bit before starting the meeting with the Code Officer Will Celeste, about what exactly the applicant was asking for. He explained the board understands what is being asked for and that it meets code to section that portion of the property off and combine it with the other lot as shown on the map. He did state that the side setback requirement is 8 feet, so technically they could not put the northwest property line at only 5 feet from the house as it would not conform with the code. It appears that line could easily be moved from the house so that property line meets the 8 feet requirement.

The applicant's agent Katie Havens agreed that the line could be moved if that were a requirement of the approval.

Chairman Hutchinson opened the meeting to public comment.

Steve Smith, of 3 Pine Street informed the board that he lives directly across the street from the proposed property. He said he has known Ray and Katie for a number of years, and they are great neighbors. They will not even be turning over a shovel full of dirt to do what is being requested, so he is perfectly okay with what they are doing.

Gwynne Cukrovany, of 16 Pine Street, stated she lives two houses down and was just here to see what was going on in the neighborhood. She does not see any issue with what they are proposing.

Chairman Hutchinson stated it is just dividing the property up in a better fashion to address the existing structures that are on it.

There being no further comments, public comment was closed.

Chairman Hutchinson asked the board if they had further questions.

There being no further questions or comments from the board;

Attorney Nikas reviewed the short EAF form with the Board, the environmental assessment form questions were read aloud, and the Board answered each of them stating no or small impact.

Upon motion made by Board Member Breeyear, seconded by Board Member Leland and carried it is;

RESOLVED, after reviewing a short form EAF, the board has determined that the action does not present any adverse environmental impacts. The Board further determined that, based upon the foregoing, a negative declaration be issued.

AYES : Chairman Hutchinson, Board Members, Breeyear, Leland and Santa Croce
NOES : N/A
ABSENT: Board Members Adamczyk, Breault, Cortese and Alt. Member Wagner

Upon motion made by Board Member Santa Croce, seconded by Board Member Leland and carried,

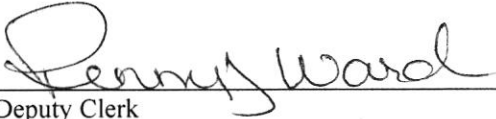
RESOLVED, to approve the Site Plan Application for property line adjustments of 2-4 and 6 Pine Street, Hudson Falls, NY 12839 with the condition that the northwest line is increased to 8 feet off from the property #2 structure;

Duly adopted this 28th day of October 2024, by the following vote:

AYES : Chairman Hutchinson, Board Members Breeyear, Leland and Santa Croce
NOES : N/A
ABSENT: Board Members Adamczyk, Breault, Cortese and Alt. Member Wagner

Upon motion by Board Member Breeyear, seconded by Board Member Leland and carried the minutes of the April 22, 2024, Planning Board Meeting were approved as submitted.

There being no further business to come before the Board the meeting was adjourned at 6:18 pm.


Deputy Clerk

JOHN E. BARTON
MAYOR

CASSANDRA ALLEN
CLERK TREASURER

VILLAGE OF HUDSON FALLS

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MICHAEL HORRIGAN

WILLIAM L. NIKAS
VILLAGE ATTORNEY

NOTICE OF FINAL DECISION

The Village of Hudson Falls Planning Board met on Monday, October 28, 2024, and approved the Site Plan Review application submitted by Raymond M. Kew, for the property located at 2-4 and 6 Pine Street, Hudson Falls, NY 12839 with the following condition:

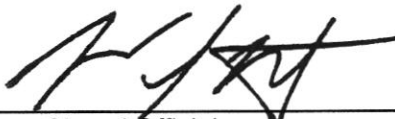
The northwest line needs to be increased to eight (8) feet off from the property #2 structure.

Upon motion made by Board Member Santa Croce, seconded by Board Member Leland and carried,

RESOLVED, to approve the Site Plan Application for property line adjustments of 2-4 and 6 Pine Street, Hudson Falls, NY 12839 with the condition that the northwest line is increased to 8 feet off from the property #2 structure;

Duly adopted this 28th day of October 2024, by the following vote:

AYES : Chairman Hutchinson, Board Members Breeyear, Leland and Santa Croce
NOES : N/A
ABSENT : Board Members Adamczyk, Breault, Cortese and Alt. Member Wagner



Signature of Local Official

10/28/24
Meeting Date

10/31/24
Date Signed

