

PLANNING BOARD MINUTES

A hearing before the Village of Hudson Falls Planning Board was held on March 24, 2025, at 6:00 p.m.

Attendees: David Hutchinson, Chairperson
Ross Cortese, Board Member
Brandon Adamczyk, Board Member
Lynn Leland, Board Member
Diane Santa Croce, Board Member
William Nikas, Village Attorney

Absent: Deb Breeyear, Board Member
Richard Wagner, Alt. Board Member

Public Present: 13 members of public present

Chairman Hutchinson called the meeting to order at 6:05pm.

The first item on the agenda is a Site Plan Review application for Thomas Fish, 14 Meadow Road, Hudson Falls, NY 12839 for a subdivision at 36 Notre Dame Street, Hudson Falls, NY 12839.

Chairman Hutchinson invited Mr. Fish to address the board to discuss his application. Mr. Fish stated he is basically doing a lot line adjustment to the right of the house and then have a separate lot to the left of the house.

Chairman Hutchinson said according to the survey, each of the proposed properties meet the requirements for a single-family home in setback, square footage and lot frontage. He asked if the idea of lot #2 was to build a single-family home in the future. Mr. Fish replied that is the plan.

Chairman Hutchinson opened the meeting to public comment.

Mike Fiorillo of 8 Margaret Street and part-time DPW Superintendent for the Village of Hudson Falls, addressed the board stating, Mr. Fish is asking for a subdivision at this point, if that becomes a single lot there is a drainage problem that runs along the east side of the property, the piece that he wants to make a buildable lot. He is concerned once it is subdivided and that becomes a single lot the village does not have much say as to what becomes of that lot. Village Attorney Nikas replied that the village could put in the conditions of the approval that the natural drainage ditch not be blocked or disrupted during the building permit process. Board Member Cortese asked what type of home they think they would be putting there. Mr. Fish stated a raised ranch. A discussion ensued involving the drainage area on the eastern most side of the property. Board Member Santa Croce asked about the re-numbering of the lots, would that preclude anybody from ever adding a house on an empty lot? Attorney Nikas stated that would not be an issue that deals with site-plan, but it is what it is. Chairman Hutchinson stated it could cause updates to numbering; however, you can't stop somebody from building a zoning and code appropriate structure and as Attorney Nikas mentioned it is what it is if things need to change, then they will need to change. Board Member Cortese asked Mr. Fish if this would be his house and Mr. Fish replied no, it would be to sell.

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

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

RESOLVED, to approve the Site Plan Application for subdivision of 36 Notre Dame Street, Hudson Falls, NY 12839 with the conditions that any future development will maintain the east side property existing drainage and a storm water plan be provided during the building permit application process;

Duly adopted this 24th day of March 2025, by the following vote:

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

The second item on the agenda was a continuation of a public hearing for a Site Plan Review application submitted by Bove Realty previously for a car wash/laundromat to be located at 23 Main Street, Hudson Falls, NY 12839,

Brian Reichenbach of Miller Mannix, Schachner & Hafner representing the applicant, Bove Realty, along with Ethan Hall from Rucinski Hall Architecture, wanted to make a presentation to the board with the understanding it had been awhile since they had been here last. This matter was the subject of a Zoning Board of Appeals decision back in December of 2023 and the ZBA found that this is an appropriate use for this district. This project will meet all the setback and need no further variances as planned at this point. Mr. Reichenbach went on to discuss how this project fits in with the area, discussing the resources, lighting, and any impact on the environment surrounding it as being a positive one. It is there feeling it will be a net benefit to the area.

Ethan Hall, Architect for the project reviewed the new drawings submitted to the board, explaining the proposed layout of the building, car wash bays, vacuum and parking areas. He also discussed traffic studies as well as egress to and from the property. Mr. Hall mentioned NYS Law says you can not block a driveway or entrance/exit, so hopefully that would help with people getting on to the premises. He went on to review in further detail the traffic flow and entry/exit points for the property. Mr. Hall went on to discuss drainage, perforated piping, drywall as well as the building floorplan, elevation and materials being used. Mr. Hall informed the board that the car wash bays are typically occupied for 10-12 minutes, with the touch free one being about 8-10 minutes, therefore there should never be a lot of traffic leaving at once. A discussion ensued.

Chairman Hutchinson asked Frank Palumbo of C.T. Male associates, the engineer representing the Village if he had received the replies, letter and updated drawings and if he had any comments at this time. Mr. Palumbo informed the board that he had just received the new plans and would need more time to review them. However, with the proposal that Mr. Hall just reviewed he feels the biggest problem to get clarity on would be the traffic. There being only one entry to the premises coming from John Street was a concern, he discussed the possibilities of backups occurring at the intersection, visibility issues as well as the courtesy gaps discussed by Mr. Hall. Mr. Palumbo's said that as DOT controls the intersection and certain items such as where to put the driveway, his recommendation would be to have DOT give their, thoughts, recommendations and approval. He strongly feels the board should get a formal response from DOT before approval.

Attorney Nikas made some suggestions as to moving some of the entrance/exit points to the adjoining lot. He stated it is zoned residential but is allowed as accessory use and parking, A discussion ensued as to the possibilities of including this lot for better traffic flow.

Mr. Palumbo continued to discuss some of the area on the outside of the property nearest the corner and the road, being asphalt and would or should there be some green area there? That would be another discussion to have with DOT. Further discussion ensued involving, DOT, traffic studies and the current proposal.

Chairman Hutchinson said this project was previously tabled, and the public comment had remained open. He asked if there were any comments from the public. There were no comments from the public.

Board Member Santa Croce said she liked the idea of DOT being involved and given their formal recommendations. Board Member Cortese asked a question about the storm water runoff and Mr. Palumbo replied he needs to review the stormwater management plan as he has not had time to do so of this evening.

Chairman Hutchinson expressed his appreciation to both parties for all the work that has been done since we last met. There was more discussion involving DOT review, possible traffic issues, and possibility of relocating entrance and exits. Mr. Palumbo will need to do further review on the new material he has been given and Mr. Hall will speak to the applicant and look further in to using the adjoining residential lot as an accessory lot.

Chairman Hutchinson tabled the proposal until the above items were addressed with the public comment remaining open.

The third item on the agenda is a Site Plan Review, from Edward Russo of 12 LaBarge Street, Hudson Falls, NY, to construct four two-story homes located at 96-98 Feeder Street, Hudson Falls, NY.

Brandon Ferguson of Environmental, Design Partnership, representing Mr. Russo, addressed the board noting the parcel on 96-98 Feeder Street is a proposed subdivision of a 2.46-acre lot that was previously approved for seven lot subdivision including the existing home, back in 2021. The applicant has decided that four lots including the existing home, making it five lots is a better option for them. The lots would be accessed by a common driveway for the four new homes. Water and sewer would come off from Feeder Street to provide individual services to each lot. Mr. Ferguson explained the layout of the proposal and reviewed the drawings with the board as well as stormwater management, drywells and the connections for the water and sewer.

Chairman Hutchinson asked Attorney Nikas how are flag sites effected by frontage. Attorney Nikas explained they have 75 feet width on each lot along the shared driveway. A brief discussion ensued.

Chairman Hutchinson mentioned that this was a previously approved subdivision, however with the changes proposed it is a brand-new application, so is open to public comment.

Chairman Hutchinson opened the meeting to public comment.

Jared Barrows of 4 Eighth Ave., Hudson Falls, NY 12839 expressed concern to the board that Feeder Street is already heavily trafficked, and he feels adding more apartments will just create more chaos there. Mr. Barrows was informed these would be single family homes and Mr. Russo stated for the record that they would be single story ranch homes, not two-story homes and not apartments and would be sold and not rented. Mr. Barrows stated that makes a difference, but he still has his concerns about the added traffic.

Board Member Cortese asked if they had approval from the sewer agency for the seven-lot subdivision originally proposed. Mr. Russo stated they did have approval for the seven lots. Mr. Cortese asked if they would have to go back and get approval for the four-lot subdivision.

Mr. Russo, the applicant, said if that's what the board would like him to do, he will, but if they already said it was okay for seven, he doesn't think that it would not be for four. Board Member Cortese said the question would be about the infrastructure. Mr. Russo felt taking three houses away, takes all the obligation away from the village, it will be all contained, and each homeowner will have their own private water and sewer and responsibility for maintaining them as well as the shared driveway.

Chairman Hutchinson asked Mike Fiorillo, being that it was previously approved for seven lots, is four lots going to be okay. Mr. Fiorillo asked who is going to be responsible for it though being it is all private property. Mr. Ferguson said it would be private service laterals, so the same as any other private service lateral, the owner would be liable of their lateral to the shared drive or the main depending on how the village wanted it. A discussion ensued involving liability, grinder pumps on each lot, dry wells on each property as opposed to the previously proposed catch basins, maintenance agreements for each homeowner's responsibility and where each lateral would tie in to. It was determined they would tie into Feeder Street. Further discussion ensued about laterals, shared driveway and homeowner's responsibilities.

Attorney Nikas stated there was also a tree buffer discussed in the last approval. Mr. Russo stated the homeowner requesting that sold. Mr. Nikas stated that might be something the village still would like to have as a condition. After more discussion, Mr. Nikas stated to the board that these discussions pretty much covered the conditions that were required with the first approval.

Board Member Leland asked if the driveways would be paved. Mr. Ferguson stated they would be. Attorney Nikas asked if there would be fire hydrants, Mr. Ferguson replied there would not be.

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 Cortese , seconded by Board Member Santa Croce 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, Adamczyk, Cortese, Leland and Santa Croce
NOES : N/A
ABSENT: Board Members Breeyear and Alt. Member Wagner

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

RESOLVED, to approve the Site Plan Application for site plan review application of 96-98 Feeder Street, Hudson Falls, NY 12839 with the conditions that approval be obtained from the water and sewer districts, a tree buffer be maintained similar to the original application, a stormwater plan with catch basins be submitted during the building permit application process. A shared maintenance agreement of the shared driveway be included with the drawings;

Duly adopted this 24th day of March 2025, by the following vote:

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

Upon motion by Board Member Santa Croce, seconded by Board Member Leland and carried the minutes of the October 28, 2024, Planning Board Meeting were approved as submitted.

There being no further business to come before the Board the meeting was adjourned at 7:16 pm.


Deputy Clerk