

A meeting of the Planning Board of the Village of Hudson Falls was held on 3/25/13 at 6:00 p.m. in the Council Room of Village Hall.

Present: David Hutchinson, Chairman
Rick Wagner, Acting Chairman
Dr. Potvin, Board Member
Robyn Cronin, Board Member

Absent: Deborah Breeyear, Board Member
Lynn Leland, Board Member
Helena Doerfler, Board Member
Neil Kiernan, Alternate Member

Others present included Stefanie Bitter, Attorney, Ross Cortese, Code Enforcement Officer, Mary Hogan, Deputy Clerk and 4 members of the public.

Chairman Hutchinson opened the meeting at 6:00 pm.

The first item on the agenda was a review of the request of Raymond O'Brien/Hudson Park LLC to consider a Site Plan Review at 38 Lafayette Street, Hudson Falls, NY. This property is located in Residential District Class A Zone. Mr. O'Brien would like to use the building for commercial use. The use proposed is for storage and for a base of operations for a mobile engine mechanic.

Mr. O'Brien explained that he had a tenant who wished to use the space to repair boats, most of his business is offsite but he will repair some onsite.

Per Code Enforcement Officer Cortese, this property received 2 variances already, one in 2004 for the printing business and one in 2008 for the knife sharpening business. This application is another use added to the property.

Upon motion by Chairman Hutchinson and seconded by Board Member Wagner, the meeting was opened to the public.

Kurt Kilmer, 9 Little Street, spoke about the project and believes there should no impact on the neighborhood.

Alexander Kutkouski is the tenant who will be running the repair business. Mr. Kutkouski said he will use the area mostly for storage and some repair of boats. He can fit maybe 2 boats inside but plans to store some boats outside. Any engines he runs will be inside.

The Washington County Planning Board Referral Review recommended the following after review of the application:

- The Local Board should consider reviewing the storm water drainage of the property.
- The Board should look into whether or not the building has a floor drain and if so, should fill it in to avoid the potential for environment issues.

There was a discussion about the above and it was decided that since this application was not changing or disturbing the property, there was no need to consider the storm water drainage. Also, the floor drain will be reviewed at the time the building permit is obtained.

Mr. O'Brien stated he will be reshingling the roof. The outside lighting was deemed to be sufficient. Mr. Kutkouski will not need a sign of any sort because he goes to the clients.

A discussion ensued on the number of boats that can be stored outside and the hours an engine can be run.

Upon motion by Board Member Wagner and seconded by Board Member Cronin, the public hearing was closed.

Upon motion by Board Member Potvin and seconded by Board Member Cronin, the following recommendations were issued:

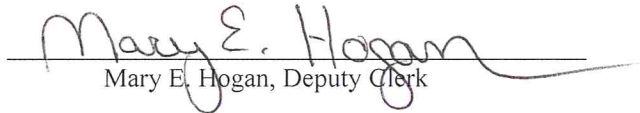
1. Number of outdoor boats to be stored – 5 in the summer and 7 in the winter.
2. All boats need to be registered.
3. No parking of boats will be allowed past front building line.
4. All boats will be on trailers.
5. No more than 6 months storage of any boat.
6. Building should be brought up to code
7. Boats should be wrapped in the winter.
8. No engines should be running after 9:00 at night.

All were in favor.

Next on the agenda was the review and approval of the Washington County Exemption of Matters of Local Concern from County Planning Review Agreement. Upon motion by Chairman Hutchsinon, seconded by Board Member Wagner, the Exemption of Matters of Local Concern Agreement was approved. All were in favor.

Last on the agenda, a motion was made by Board Member Potvin, seconded by Board Member Wagner to approve the minutes from 9/24/12 meeting. All were in favor. The Board will meet again on Monday, April 22, 2013 after the Zoning Board makes its decision.

There being no further business to come before the Board, the meeting was adjourned at 7:00 p.m.


Mary E. Hogan, Deputy Clerk