

ZONING BOARD OF APPEALS

A hearing before the Hudson Falls Zoning Board of Appeals was held on April 15, 2013 at 6:00 p.m. in the Council Room of Village Hall. The purpose of the hearing was to consider the following:

- A continuation of a review of the request of Raymond O'Brien/Hudson Park LLC to consider a Use Variance 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.

Present: Louis Distasio, Chairperson
Daniel Hogan, Member
Bridget Davis, Member

Ross Cortese, Code Enforcement Officer
Mary Hogan, Deputy Clerk
Stefanie Bitter, Attorney

Absent: James Ross, Member
Robert Durkee, Member

Chairman Distasio called the meeting to order at 6:00 pm. Raymond O'Brien, owner of 38 Lafayette Street and Alexander Kutkovski, tenant, attended the meeting. Chairman Distasio reviewed the recommendations from the Planning Board. A discussion ensued and 2 items were changed by the Zoning Board. On #5, the word "outdoor" was inserted – That the **outdoor** storage of a boat be limited to a period of six months. Also, on #8, a start time of 7:00 am was added – That no engine will be allowed to run **before 7:00 am** or after 9:00 pm.

Attorney Bitter reviewed page 2 of the SEQR form.

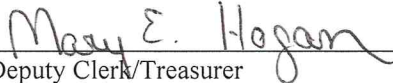
A motion was made by Board Member Hogan, seconded by Board Member Davis for a Negative Declaration under SEQR. All were in favor.

RESOLVED, that after review of the Short Environmental Assessment Form the action will not present any adverse effect on the environment and adopted a negative declaration in accordance with SEQR.

Motion was made by Board Member Hogan and seconded by Board Member Davis to approve the Use Variance application of Raymond O'Brien. All were in favor.

Upon motion made by Board Member Hogan, seconded by Board Member Davis and carried the minutes from the March 18, 2013 Zoning Board Meeting be approved as submitted

There being no further business to come before the Board the meeting was adjourned at 6:25 p.m.


Deputy Clerk/Treasurer